



October 4, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Vice-chairman McGuire
Invocation Tony Atkins
Pledge of Allegiance Dean Thompson
Quorum Vice-chairman McGuire
Approval of Minutes for September 20, 2007 Vice-chairman McGuire
Reading of the Agenda Director Browning
Approval of the Agenda Vice-chairman McGuire

Old Business

Preliminary Plat Staff

New Business

Final Plat Staff

1. **Bartram Trail IV**, William Few Parkway, Zoned PUD, 30 lots, 18.31 acres, *Commission District 3*.
[Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

2. **Wisteria Place**, Blue Ridge Drive, Zoned A-R, 20 lots, 6.24 acres, *Commission District 1*. [Map]
[Site Plan] [Staff Report]
3. **William Smith Boulevard (subdivision road)**, Zoned PUD, 4.17 disturbed acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
4. **River Call East at Crawford Creek**, William Smith Boulevard, Zoned PUD, 82 units, 23.17 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
5. **Berkley Hills II**, William Few Parkway, Zoned R-2, 66 lots, 36.20 acres, *Commission District 3*.
[Map] [Site Plan] [Staff Report]

Rezoning Staff

6. **RZ 07-10-01**, Rezone Tax Map 074C Parcel 014C, 1.97 acres located on Jessie Road, from R-2 to R-3A. *Commission District 3*. [Application] [Map] [Renderings] [Staff Report]
7. **RZ 07-10-02**, County Initiated Rezoning of Tax Map 050 Parcel 035C, 7.94 acres located at 120 Chamblin Road, from S-1 to R-A. *Commission District 3*. [Map] [Staff Report]
8. **RZ 07-10-03**, County Initiated Rezoning of Tax Map 048 Parcel 008, 2.33 acres located at 5550 Washington Road, from C-2 to R-A. *Commission District 3*. [Map] [Staff Report]
9. **RZ 07-10-04**, County Initiated Rezoning of Tax Map 048 Parcel 009, 2.14 acres located at 5530 Washington Road, from C-2 to R-A. *Commission District 3*. [Map] [Staff Report]



October 4, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

10. **RZ 07-10-05**, County Initiated Rezoning of Tax Map 048 Parcel 010, 2.0 acres located at 5520 Washington Road, from C-1 to R-A. *Commission District 3.* [Map] [Staff Report]
11. **RZ 07-10-06**, County Initiated Rezoning of Tax Map 058 Parcel 018, 1.32 acres located at 5301 Washington Road, from C-2 to R-1. *Commission District 3.* [Map] [Staff Report]
12. **RZ 07-10-07**, County Initiated Rezoning of Tax Map 076 Parcel 005A, 1.0 acres located at 1393 Furys Ferry Road, from P-1 to R-1. *Commission District 1.* [Map] [Staff Report]
13. **RZ 07-10-08**, County Initiated Rezoning of Tax Map 077 Parcel 009F, 1.01 acres located at 1140 Furys Ferry Road, from C-1 to R-1. *Commission District 1.* [Map] [Staff Report]

Variance **Staff**

14. **VA07-10-01**, request for variance from Section 90-53, List of lot & structure requirements, Minimum front building setback from street centerline, Tax Map 078 Parcel 115A, 6.24 acres located on Blue Ridge Drive. *Commission District 2.* [Application] [Map] [Staff Report]

Staff Comments **Staff**

Public Comments..... **Vice-chairman McGuire**

Adjourn **Vice-chairman McGuire**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



October 4, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: October 2007

Board/Commission	Date	Time	Location
Planning Commission	October 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 16, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	November 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 6, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	November 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, October 16, 2007*** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, October 12, 2007*** to place their name on the agenda for presentation.



The Columbia County Planning Commission held a staff briefing at 6:00 p.m. in the Evans Government Center Complex in the Planning Division conference room at 630 Ronald Reagan Drive in Evans, on Thursday, September 20, 2007. Items were discussed with no action taken. Their regularly scheduled meeting followed at 6:30 p.m. in the Evans Government Complex auditorium.

Chairperson Hall called the meeting to order. Those in attendance in addition to the Chairperson were; Commissioner Dean Thompson; Commissioner Brett McGuire; Commissioner Jean Garniewicz; Jeff Browning, Division Director; Justin Snyder, Planner II; Dave Van De Weghe, Planner II; Chuck King, Planning Technician; and the general public. Commissioner Tony Atkins was absent.

Commissioner Garniewicz gave the Invocation followed by Commissioner McGuire leading the Pledge to the Flag.

Chairperson Hall declared a quorum with 80% of the members present.

Commissioner Thompson moved to approve the minutes of September 6, 2007. Commissioner Garniewicz seconded. Motion carried 3 – 0 – 1 (McGuire abstained).

Mr. Browning read the agenda. He stated that there were no items under old business. Under new business there were two final plats, two preliminary plats, and four county initiated rezoning matters, and two variance requests for consideration. Mr. Browning stated that the rezoning items requiring board of commissioners approval would be heard at the October 4, 2007 board of commissioners meeting and that the meeting would be held in the auditorium at the Government Center Complex.

Commissioner McGuire moved to approve the Agenda as presented. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Old Business

None

New Business

(Final Plat)

Brookhaven at Crawford Creek, William Smith Boulevard, Zoned PUD, 58 units, 10.09 acres, Commission District 3.

Mr. Snyder presented the final plat for Brookhaven at Crawford Creek. Mr. Snyder stated that the plat had been conditionally approved by all departments and that the improvements in the field were completed and had been inspected. The improvements were accepted by the board of commissioners at its September 18, 2007 meeting. Mr. Snyder pointed out the location on the presentation and showed the plat of the development. He stated that staff was recommending approval with conditions.



Kevin Harris, Old Louisville Road, Zoned R-A, 2 lots, 8.06 acres, Commission District 4.

Mr. Snyder presented the final plat for Kevin Harris. Mr. Snyder stated the plat was submitted for administrative review; however, Tract B exceeded the 5:1 depth-to-width ratio which prevented administrative approval and required planning commission approval. Mr. Snyder stated that the tract was very deep and narrow but both lots would have the required 150' of road frontage and would meet zoning requirements. He also pointed out that approval was conditioned upon the removal of a non-conforming trailer on the property. Mr. Snyder showed the subject property on the presentation and the final plat of the subdivision. He stated that staff was recommending approval with conditions including a variance to the depth.

Commissioner Thompson wanted clarification that the mobile home would have to be removed. Mr. Snyder stated that the plan was to remove the mobile home in order to build a house on the newly created lot. Commissioner McGuire asked Mr. Snyder for clarification on how the measuring of the depth-to-width was calculated. Mr. Snyder explained the measuring.

Commissioner McGuire made the motion to approve the final plats for Brookhaven at Crawford Creek and Kevin Harris and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

(Preliminary Plat)

LPB Properties, Fury's Ferry Road, Zoned P-1, 5 lots, 3.40 acres, Commission District 1.

Mr. Snyder presented the preliminary plat for LPB Properties. He stated that the plat was conditionally approved by all departments. There were a few minor changes that needed to be made prior to release of the plans for construction. Staff was recommending upgrading Old Fury's Ferry Road as an alternative. On September 18, 2007, the BOC removed a 2005 zoning condition limiting access to only Fury's Ferry Road. Mr. Snyder stated that the developer would widen Old Fury's Ferry to a 40 foot R/W and 28 foot pavement width and curb and gutter on both sides of the road. Mr. Snyder stated that improvements to Fury's Ferry Road may be required by GDOT. The buildings must conform to CPOD regulations. Mr. Snyder stated that staff was recommending approval with conditions.

Bo Slaughter with James G. Swift and Associates appeared in favor of the final plat approval. The only thing Mr. Slaughter was concerned with was the curb and gutter on both sides of Old Furrys Ferry Road. He stated that they would like to install the curb and gutter on the project side of the street because they felt that if they installed it on the opposite side of the street as well it would interfere with the engineering, drainage, etc. Mr. Slaughter felt that this issue could be worked out with engineering. Mr. Browning asked Mr. Slaughter what if they did not agree. Mr. Slaughter stated that they would have to install the curb and gutter on the other side as well. Mr. Slaughter requested that he be given an opportunity to consult with engineering department in order to work out the curb and gutter but did not want to hold up the project either. Commissioner Thompson stated that they would still have the 28 foot pavement width. Mr. Slaughter stated that they would but that it would not have the curb and gutter on one side. He also stated that in order to do the curb and gutter on the other side, additional right-of-way would have to be acquired. Chairperson Hall asked Mr. Browning if he knew why they wanted it on both sides of the road. Mr. Browning stated that it was a requirement. Mr. Browning asked Mr. Snyder if that was discussed specifically. Mr. Snyder confirmed that it was discussed specifically and engineering had specifically required curb and gutter on both sides of the road.



Commissioner Garniewicz made the motion to conditionally approve the preliminary plat for LPB Properties to include all departmental conditions with the added condition of giving the developer an opportunity to consult with the engineering department to work out the requirement for the curb and gutter on both sides of Old Furys Ferry Road. Commissioner Thompson seconded. Motion carried 4 - 0.

Golf Bungalows at Champions Retreat, Champions Parkway, Zoned PUD, 24 lots, 10.37 acres, Commission District 3.

Mr. Snyder presented the preliminary plat for the Golf Bungalows at Champions Retreat. He stated that the plat had not been approved due to sub-standard submission. Several changes needed to be made prior to approval. Mr. Snyder stated that the preliminary plat was originally submitted sub-standard (no curb and gutter, 20 foot pavement, 42 foot right-of-way). He stated that staff met with the developer to determine acceptable road requirements. The applicant was required by code to have a 50 foot right-of-way, 31 foot pavement width, curb and gutter, a cul-de-sac at all dead ends, and pavement to the end of the right-of-way. Staff was recommending a variance to section 74-80(f) which required a cul-de-sac at the end of each dead end road. Mr. Snyder stated that due to the steep topography, it warranted a variance, and that the road stub-out shown actually went to a park. Staff was recommending a minimum right-of-way width of 40 feet, pavement width of 24 feet, full concrete curb and gutter on both sides of streets, sidewalks where deemed necessary by staff, and pavement must go to end of the right-of-way. Mr. Snyder stated that staff would work with the developer to address the issues with the resubmittal. Staff was recommending conditional approval.

Wayne Millar with Riverwood Plantation appeared in favor of the preliminary plat. Chairperson Hall stated that it was her understanding that his only concern was with the gutters. Mr. Millar confirmed that it was with the gutter and street width. Mr. Millar stated that they originally came in with no gutters and 20 foot wide lanes. Mr. Millar stated that the subdivision was not a typical residential neighborhood. This subdivision would be targeted to their members at Champion's Retreat. Mr. Millar stated that none of the homes would have garages and none of them could be permanent residences. Mr. Millar stated that they were trying to give the feel of a lane more than just a road whereas it was a pedestrian friendly corridor as opposed to a conventional sidewalk like Mitchell Park. This was why they requested the 20 foot road. Mr. Millar stated that he fully understood the subdivision regulations. Mr. Millar felt that many of their guests would utilize golf carts rather than motor vehicles during the duration of their stay but that they could not guarantee that. Mr. Millar stated that they still had anxiety over the 24 foot road width. Mr. Millar stated that based on what was proposed with the previous preliminary plat for LPB Properties, he requested that they given the same opportunity to consult with the engineering department in an effort to work out the road width. Mr. Millar also stated that the subdivision regulations did not afford them the opportunity to create the environment that they were working toward. Mr. Millar stated that they reluctantly agreed to the 24 foot road width and the curb and gutter but appealed to the planning commission for consideration on the road width. Further discussion occurred between the commission and Mr. Millar with regard to various road widths in the county.

Commissioner Thompson made the motion to conditionally approve the preliminary plat for the Golf Bungalows at Champions Retreat to include all departmental conditions with the added condition of giving the developer an opportunity to consult with the engineering department to



work out the requirement for the street width. Commissioner Garniewicz seconded. Motion carried 4 - 0.

(Rezoning)

RZ 07-09-07, County Initiated Rezoning of Tax Map 050 Parcel 047F, 5.5 acres located at 805 Creeks Edge Court, from S-1 to R-A. Commission District 4.

Mr. Van De Weghe presented the county initiated rezoning for RZ07-09-07. He stated that staff was recommending approval. Mr. Van De Weghe stated that the property was rezoned to S-1 in 1992 for a radio tower and the tower was never erected. Mr. Van De Weghe also stated that the Owner had consented to the rezoning. The adjacent properties were single family homes on large lots.

No one was present to speak at the public hearing. Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-09-07 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

RZ 07-09-08, County Initiated Rezoning of Tax Map 036 Parcel 004A, 2.36 acres located at 6139 Washington Road, from C-2 to R-4. Commission District 3.

Mr. Van De Weghe presented the county initiated rezoning for RZ07-09-08. He stated that staff was recommending approval. Mr. Van De Weghe stated that the property was rezoned to C-2 in April of 1982 and was sold in October of 1982. The adjacent properties were single family homes, vacant lots and a boat sales business. Mr. Van De Weghe stated that the property was located in the GMP's "Lake Thurmond" Character Area and that the appropriate land uses listed for the area did not include commercial. The residential-recreational zoning district was the most appropriate use. He also pointed out to the commission that the land value was already assessed as residential by the Tax Assessor.

Earl Miller, 145 Promise Land Road, Edgefield, SC stated that he purchased the property as commercial and wanted it to remain commercial. Mr. Miller asked for time to allow him the opportunity to sell the property. Mr. Miller stated that he would loose value if the property were rezoned back to recreational residential. Mr. Van De Weghe confirmed that the Tax Assessor stated the property would not loose value as it was being assessed as residential and not commercial.

Commissioner McGuire wanted to know how the property could be zoned commercial but taxed as residential. Mr. Van De Weghe stated that it was predominantly determined by highest and best use by the Tax Assessor's department and they deemed it to be residential.

Commissioner Garniewicz made the motion to close the public hearing and disapprove RZ07-09-08 with the stipulation it would be reexamined in one year to determine if any development occurred within the year. Commissioner Thompson seconded. Motion carried 4 - 0.

RZ 07-09-09, County Initiated Rezoning of Tax Map 072 Parcel 077, 0.11 acres located at 667 Gibbs Road, from C-2 to R-2. Commission District 3.



Mr. Van De Weghe presented the county initiated rezoning for RZ07-09-09. He stated that staff was recommending approval. Mr. Van De Weghe stated that the property was rezoned to C-2 in 1994 for strip retail. The property was currently owned by Columbia County Board of Commissioners. Mr. Van De Weghe stated that the parcel could not meet the minimum lot size or setback standards for the C-2 zoning district. The land value was already assessed as residential by the Tax Assessor. The R-2 zoning would allow for combining with the adjacent parcel.

No one was present to speak at the public hearing. Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-09-09 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

RZ 07-09-10, County Initiated Rezoning of Tax Map 002 Parcel 019A, 0.9 acres located at 7650 Winfield Hills Road, from S-1 to R-4. Commission District 4.

Mr. Van De Weghe presented the county initiated rezoning for RZ07-09-10. He stated that staff was recommending approval. Mr. Van De Weghe stated that the property was rezoned to S-1 in 1995 for a fire station. The Columbia County EMA abandoned the plan for a fire station and consented to the rezoning. The property is adjacent to other vacant lots. Mr. Van De Weghe stated that the recreation residential zoning district was the most appropriate use.

No one was present to speak at the public hearing. Chairperson Hall declared the public hearing closed. Commissioner Garniewicz made the motion to approve RZ07-09-10 and to include departmental conditions. Commissioner McGuire seconded. Motion carried 4 - 0.

(Variance)

VA07-09-01, request for variance from Section 90-98, List of lot & structure requirements, Minimum rear building setback, located at 780 Old Louisville Road. Commission District 4.

Mr. Browning presented the variance request from Section 90-98, Minimum building setback from rear property line from Philadelphia United Methodist Church. The code requires 20 feet. The current building is 17 feet from the rear property line. Mr. Browning stated that the variance was not justified based upon hardship. If a hardship exists, it was self imposed as the building was placed in violation of the setback though space would have allowed compliance with code. The church claimed that the building was already in place and that it would be too difficult and expensive to relocate. Mr. Browning reiterated that the building was placed on site prior to getting county authorization to do so. Staff was recommending disapproval of the variance request.

Jimmy McDaniel, 251 Harlem-Grovetown Road, appeared in favor of the variance request. Mr. McDaniel admitted to placing the building in good faith from the proper source. He stated that the county became knowledgeable only when they notified the county. Mr. McDaniel stated that since they found out it was in the wrong location, they diligently worked with the county. Mr. McDaniel felt that they had done all within their power to rectify the problem and that no one was gaining anything from the error that was made. Commissioner Thompson asked Mr. McDaniel about their anticipated time frame for the modular unit. Mr. McDaniel stated that it would be for two years. Mr. McDaniel explained to the commission how they got to point of needing the modular for the long range plan. Commissioner Thompson asked Mr. McDaniel



why they did not move it. Mr. McDaniel stated that it was set in place based on information obtained from the county. Mr. Browning clarified that the planning department was not knowledgeable of the violation. Commissioner Thompson asked Mr. McDaniel about his best estimate to relocate the unit. Mr. McDaniel stated about \$10,000.00. Commissioner Thompson asked Mr. McDaniel what they had done to it that would cost so much to relocate. Mr. McDaniel stated that underpinning, walk ways, covered walk ways, plumbing, electrical, etc. would have to be relocated. Commissioner McGuire wanted to know the approximate number of square feet that was encroaching. Mr. McDaniel stated about 30 square feet. Commissioner McGuire wanted to know about the adjacent property owner and how they felt about the encroachment. Mr. McDaniel stated that the adjacent property owner was a member of the Church and had no problem with the placement of the unit. Commissioner Garniewicz asked for clarification that moving the unit would create a hardship on the Church. Mr. McDaniel said yes.

Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve VA07-09-01 to include departmental conditions with the added condition that the modular building would have to be removed in 2 years and the variance is approved for that two year period only. Commissioner Garniewicz seconded. Motion carried 4 - 0.

VA07-09-02, request for variance from Section 90-98, List of lot & structure requirements, Minimum front building setback from street centerline, located at 4065 Columbia Road. Commission District 2.

Mr. Browning presented the variance request for property located at 4065 Columbia Road. The request is to Sec. 90-98, Minimum building setback from street. The code requires a minimum of 50 feet. Mr. Browning stated that canopy was currently located within 37 feet of the property line. The surrounding area is zoned C-2. Mr. Browning stated that building had been in existence for an extended period of time. The main building complies; only the canopy encroaches. The setbacks for canopies were different and presumably more lenient but not more lenient in this case. Mr. Browning stated that the variance was justified due to the odd wedge shape of the property as it compounded the setback problem and that the north side of property was considerably shallower.

Mike Parker, 1314 Park Street, Columbia, SC appeared in favor of the variance request. Mr. Parker wanted clarification that if approved, they would no longer be non-compliant. Mr. Browning explained that once approved, the bank would be compliant.

Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve VA07-09-02 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

(Staff Comments)

Mr. Snyder presented an update to the subdivision review process. The county changed the subdivision review process to involve mainly three divisions—water utility, engineering, and planning. From those three representative divisions, a decision would be made as to the magnitude of issues on subdivision plans. Those plans deemed to have serious deficiencies would be taken to the Division Directors to decide how to best address the issues and avoid BOC involvement if at all possible. I would further point out that the county streamlined the review process to try to take the subdivisions before the various committees and commissions



*Columbia County Planning Commission
September 20, 2007*

*Public Meeting
Page 7 of 7*

sooner than what the schedule tracks them for with certain conditions (if possible), provided that no major issues such as zoning violations or uninstalled improvements existed. The goal is to stop the subdivisions from lingering in the cycle for months with little or no progress. Mr. Snyder stated that the pre-development consultations should take care of most of the major issues, so the net result should be better plans, faster reviews, and better customer service.

(Public Comments)
None

There being no further business, the meeting adjourned at 7:53 p.m. .

Approved,

_____, Vice-Chairman
Brett McGuire

_____, Planning Technician
Chuck King

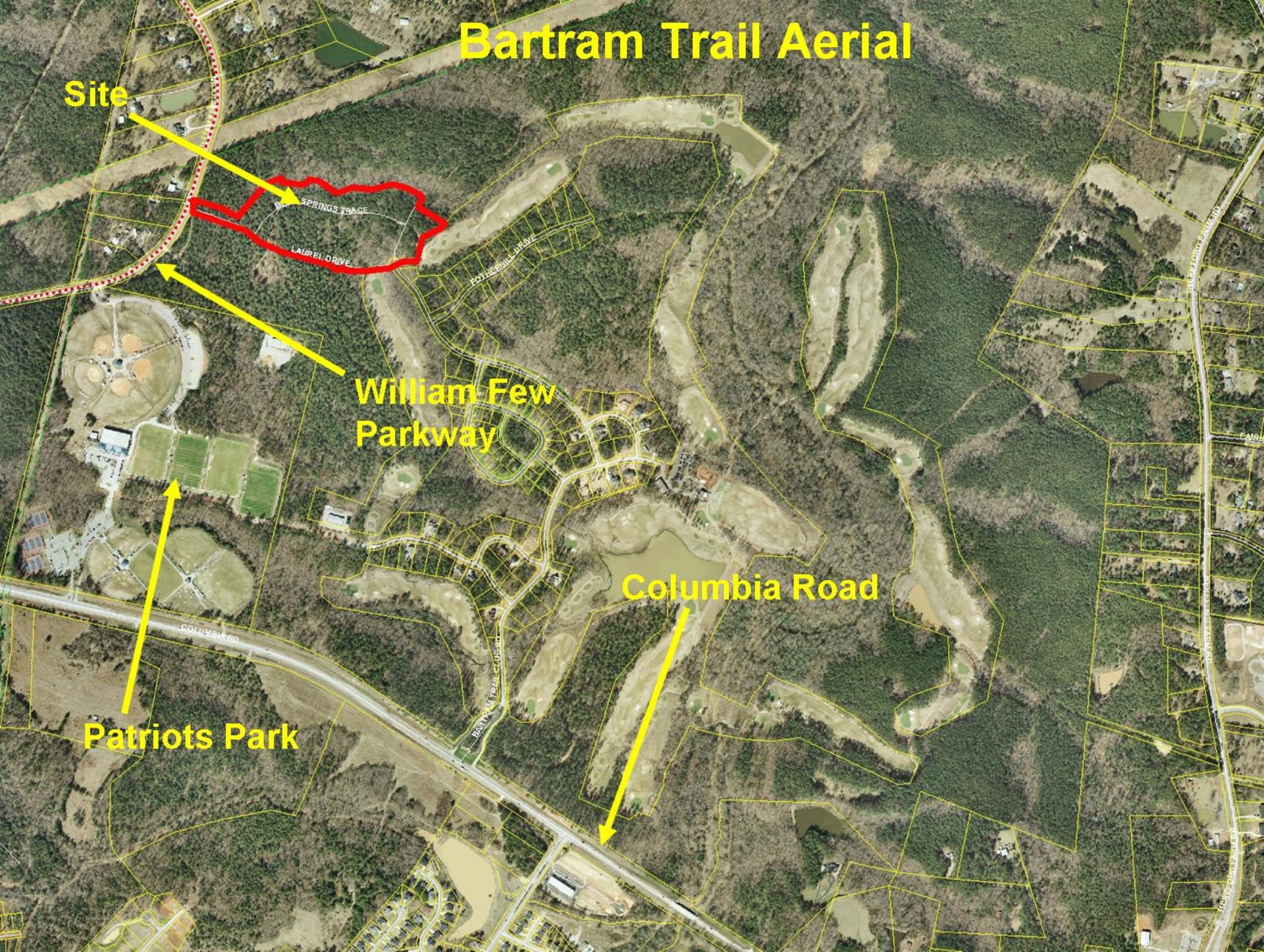
Bartram Trail Aerial

Site

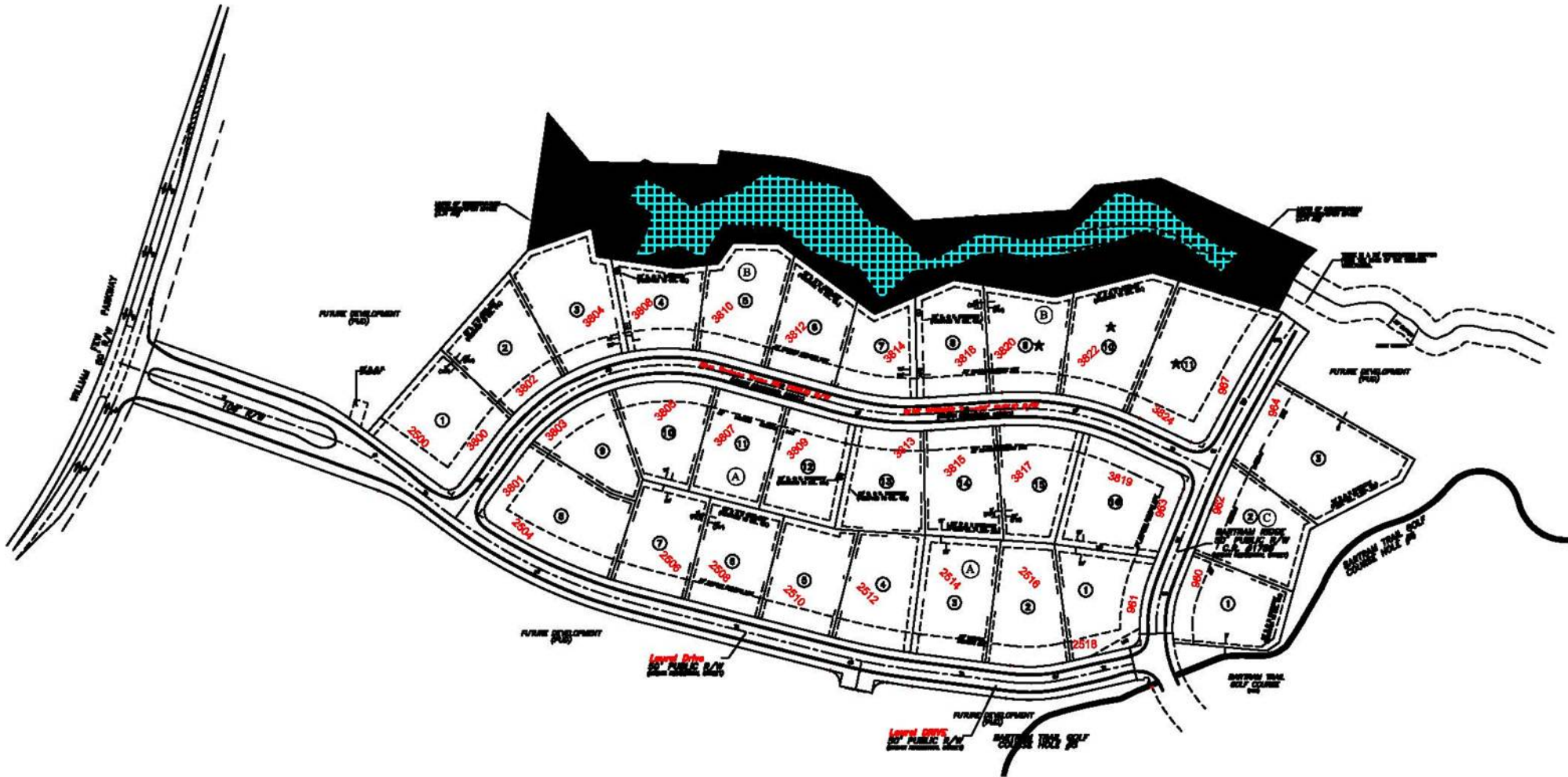
William Few
Parkway

Columbia Road

Patriots Park



Bartram Trail IV Plat





FINAL PLAT

BARTRAM TRAIL IV

Property Information

Subdivision Name	Bartram Trail IV
Location/address	William Few Parkway
Development Acreage	18.31 acres
Number of lots/units	30 lots (1.64 lots per acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Cranston Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Euchee Creek Investors, Inc, seeks approval of a final plat for Bartram Trail IV, located on William Few Parkway. This section of the Bartram Trail development contains 30 lots on 18.31 acres for an average of 1.64 lots per acre. The property is zoned PUD (Planned Unit Development). The plat has received the necessary approvals with a few changes to be made to the plat before its release for sale of lots. This item has been taken to the Public Works Committee for review, and BOC acceptance of improvements is scheduled for the October 2, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements with all staff conditions included.**

Wisteria Place Aerial



Blue Ridge Drive



TO LOCKS RD

Evans To Locks
Road

Site

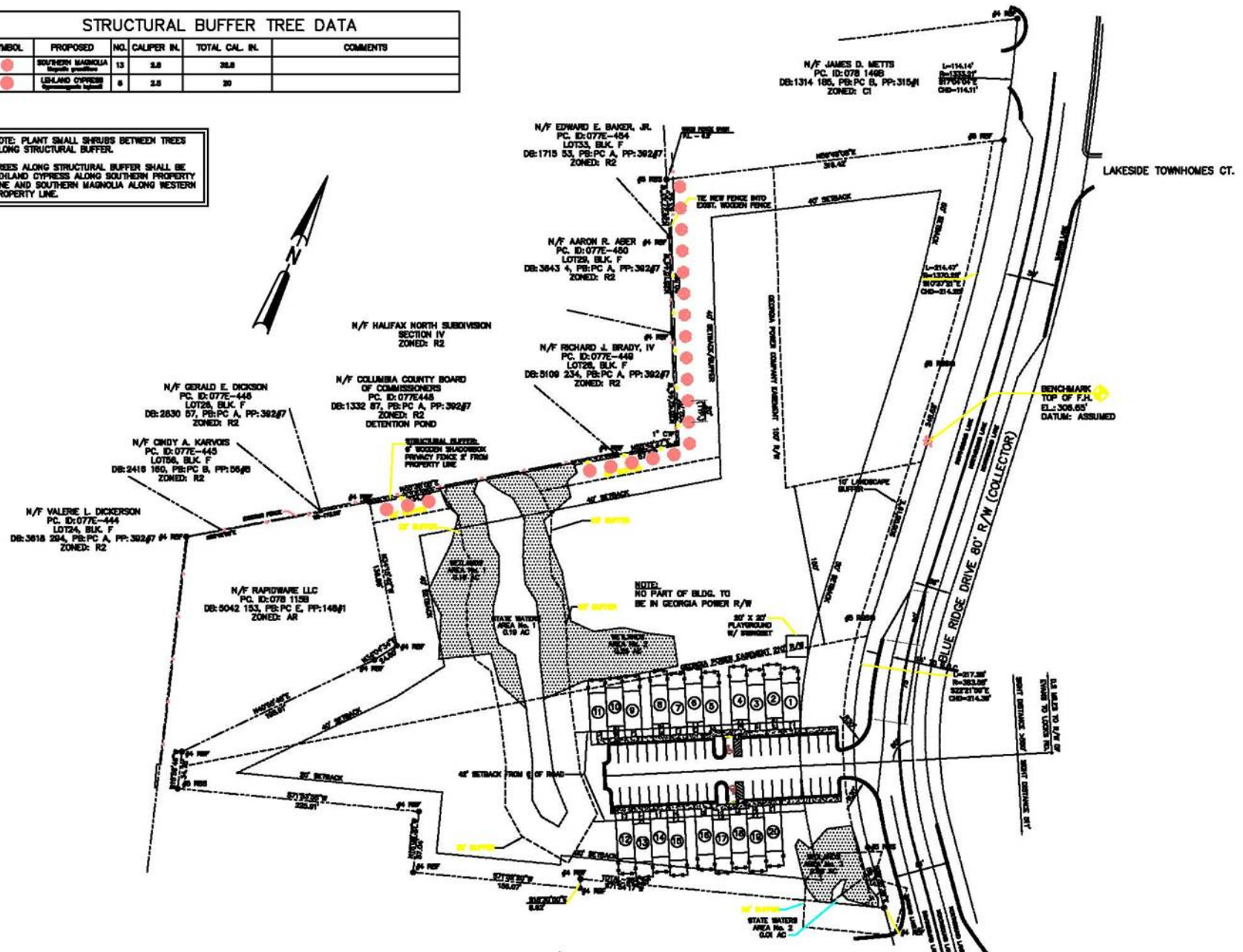
GA Power
Easement

Wisteria Place Plat

STRUCTURAL BUFFER TREE DATA				
SYMBOL	PROPOSED	NO. CALIPER IN.	TOTAL CAL. IN.	COMMENTS
	SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i>	13	2.8	36.8
	LESLAND O'BONDI <i>Opuntia basilaris</i>	6	2.5	30

NOTE: PLANT SMALL SHRUBS BETWEEN TREES
ALONG STRUCTURAL BUFFER.

TREES ALONG STRUCTURAL BUFFER SHALL BE
LEHLAND CYPRESS ALONG SOUTHERN PROPERTY
LINE AND SOUTHERN MAGNOLIA ALONG WESTERN
PROPERTY LINE.





PRELIMINARY PLAT

WISTERIA PLACE

Property Information

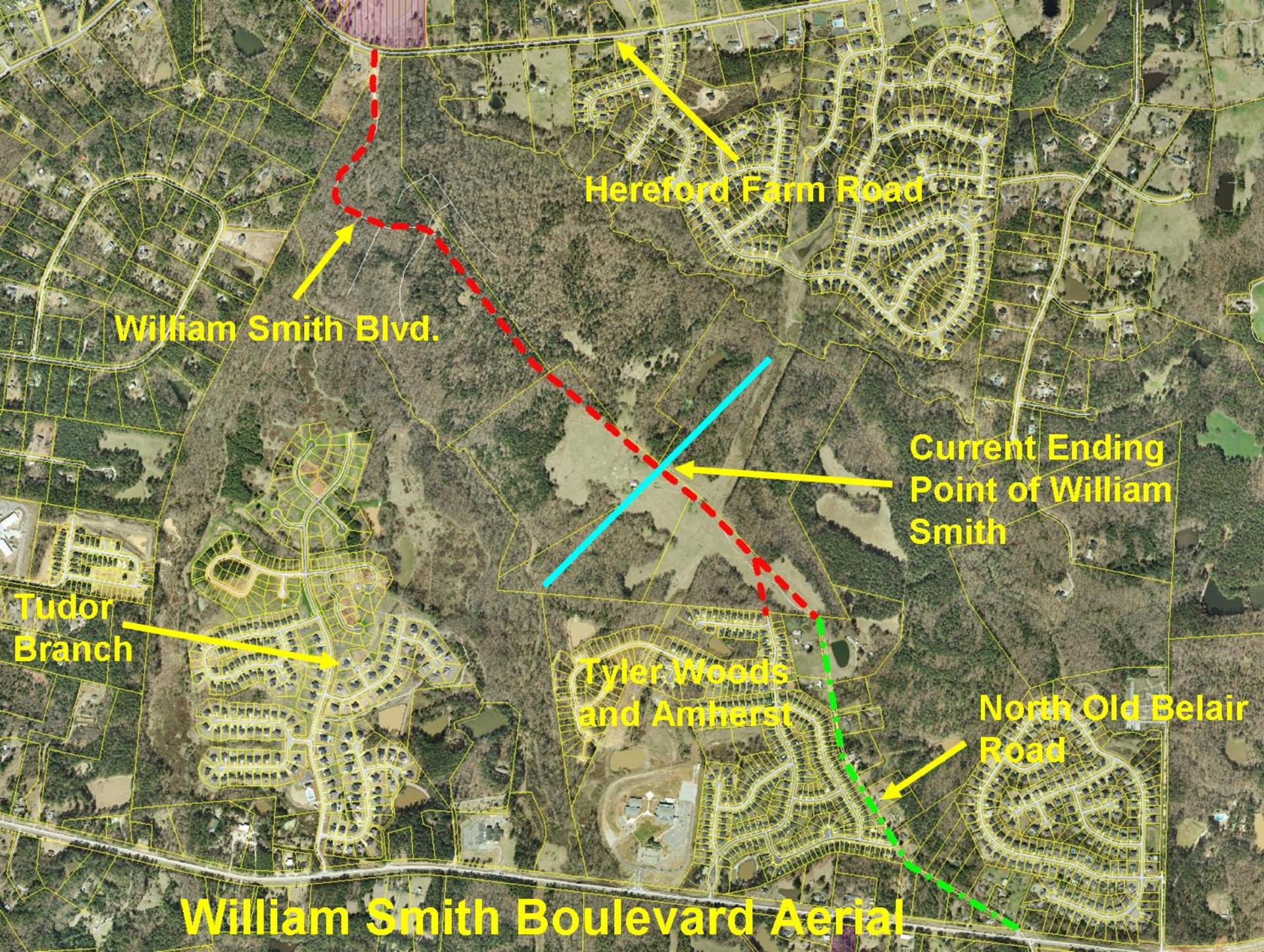
Subdivision Name	Wisteria Place
Location/address	Blue Ridge Drive
Development Acreage	6.24 acres
Number of lots/units	20 units (3.21 units/acre)
Zoning	A-R (Apartment Residential)
Engineer/Surveyor	Bluewater Engineering
Commission District	District 1 (Thigpen)
Recommendation	Approval with Conditions

Summary and Recommendation

Perisseuma Business Group, LLC, seeks approval of a preliminary plat for Wisteria Place located on Blue Ridge Drive. The plat shows 20 attached townhome units on 6.24 acres for a density of 3.21 units per acre. The property is zoned A-R (apartment residential). Before this subdivision came in for review, the applicant and his civil engineer scheduled a pre-development consultation with staff to outline any potential problems with the design. Staff found that there were several issues with the design that had to be addressed before the plans would be ready for approval. The road was shown without a designated R/W, and the pavement width was shown at 24 feet, where 28 feet would typically be required. No curb and gutters were shown and parking spaces were shown within the R/W. Finally, the units did not meet the required 75 foot setback from the street centerline. Staff has worked with the developer and his engineer, and the plans now reflect a 60 foot R/W along with curbing and guttering.

The engineer is seeking a variance from the required pavement width to allow 24 feet of pavement width. Staff is recommending approval of this variance. Additionally, staff is recommending approval of a variance to allow 90-degree parking within the private R/W. Typically with a pavement width less than 26 feet, parking spaces would have to be angled, but there is sufficient R/W for straight-in parking to occur. Finally, the applicant has submitted an application for a zoning variance for the front minimum building line. Because of the presence of a very large Georgia Power easement and state waters, only about 20% of the entire site is usable; in order for the property to be developed, a variance would have to be granted from the required 75' front minimum building line. The applicant will be seeking a revised MBL of 42 feet from street centerline. Because of the wider R/W, staff will be recommending approval of the variance as all utilities can be accommodated within the R/W.

Staff recommends **approval with conditions and all staff comments included.**



Hereford Farm Road

William Smith Blvd.

Current Ending
Point of William
Smith

Tudor
Branch

Tyler Woods
and Amherst

North Old Belair
Road

William Smith Boulevard Aerial



PRELIMINARY PLAT

WILLIAM SMITH BOULEVARD

Property Information

Subdivision Name	William Smith Boulevard
Location/address	off of Hereford Farm Road
Development Acreage	N/A
Number of lots/units	Subdivision Road
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

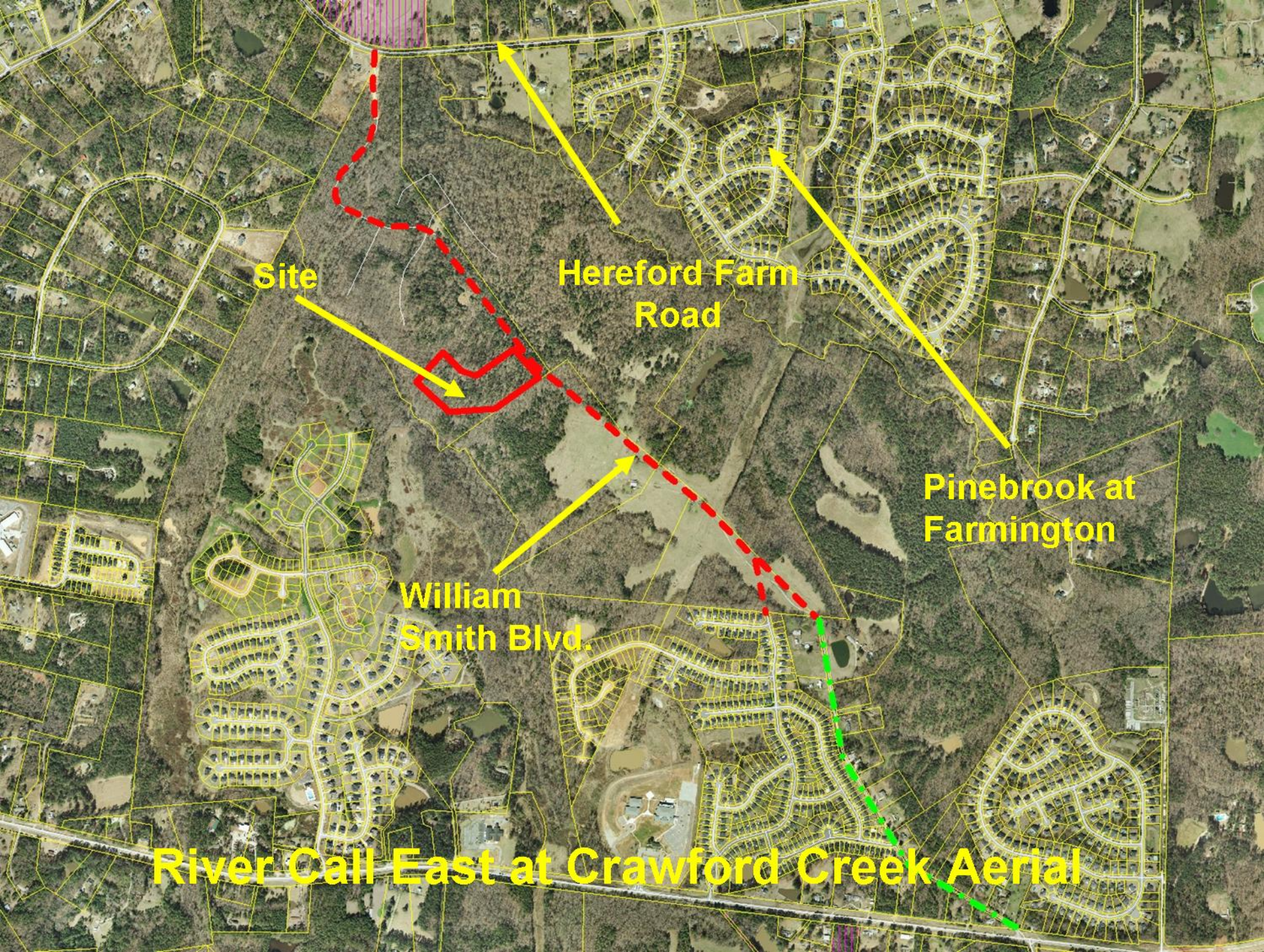
Summary and Recommendation

Hereford Farms Development Company seeks preliminary plat approval for William Smith Boulevard. This road is the primary collector serving all sections of the Crawford Creek subdivision located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases.

The collector road is intended to connect Hereford Farm Road to North Old Belair Road, and Columbia County will be responsible for acquiring the necessary 80 feet of right of way to upgrade North Old Belair Road. This may require property condemnation as well as coordination with GDOT to re-align the intersection of North Old Belair Road with Columbia Road to create a 90-degree intersection. Additional pavement width will also be required for North Old Belair Road so that William Smith Boulevard will not have to taper into the existing pavement on North Old Belair, which is 10-12 feet less than the designated 31-foot pavement width for William Smith. Planning staff recommends that the County begin this process as soon as possible so that design and construction of the remainder of William Smith Boulevard may coordinate with that of North Old Belair Road's improvements.

The applicant will be revising the plat to limit construction only to those portions of the property that is owned by Hereford Farms Development Company. The remainder of the road will be platted at such time when the applicant is able to acquire the intervening property from the adjacent landowners.

Staff recommends **approval with conditions and all staff comments included.**



Site

**Hereford Farm
Road**

**Pinebrook at
Farmington**

**William
Smith Blvd.**

River Call East at Crawford Creek Aerial

[illegible]

The site plan shows the proposed development layout. A red arrow points to the 'GUEST COTTAGES' area, which is located near the 'AMENITY AREA'. The plan also shows the 'EXISTING LOT 100' and 'EXISTING LOT 101'. The 'GUEST COTTAGES' are situated on a lot that is part of the 'EXISTING LOT 100' and 'EXISTING LOT 101'.

River Call East at Crawford Creek Plat



PRELIMINARY PLAT

RIVER CALL EAST

Property Information

Subdivision Name	River Call East
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	23.17 acres
Number of lots/units	82 units (3.54 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with Conditions

Summary and Recommendation

Hereford Farms Development Company seeks preliminary plat approval for River Call East at Crawford Creek. This subdivision contains 82 attached units on 23.17 acres for a density of 3.54 units per acre. It is zoned PUD (planned unit development). Originally, the concept for this section was for townhomes, but the applicant recently came before the Planning Commission to revise the concept to create quadruplexes similar to those found in Amberley at Riverwood Plantation. The plans have a few minor changes to be made prior to releasing them for construction. The stormwater conveyance system in the vicinity of the detention pond shall accommodate a 100-year storm event.

Staff recommends **approval with conditions and all staff comments included.**

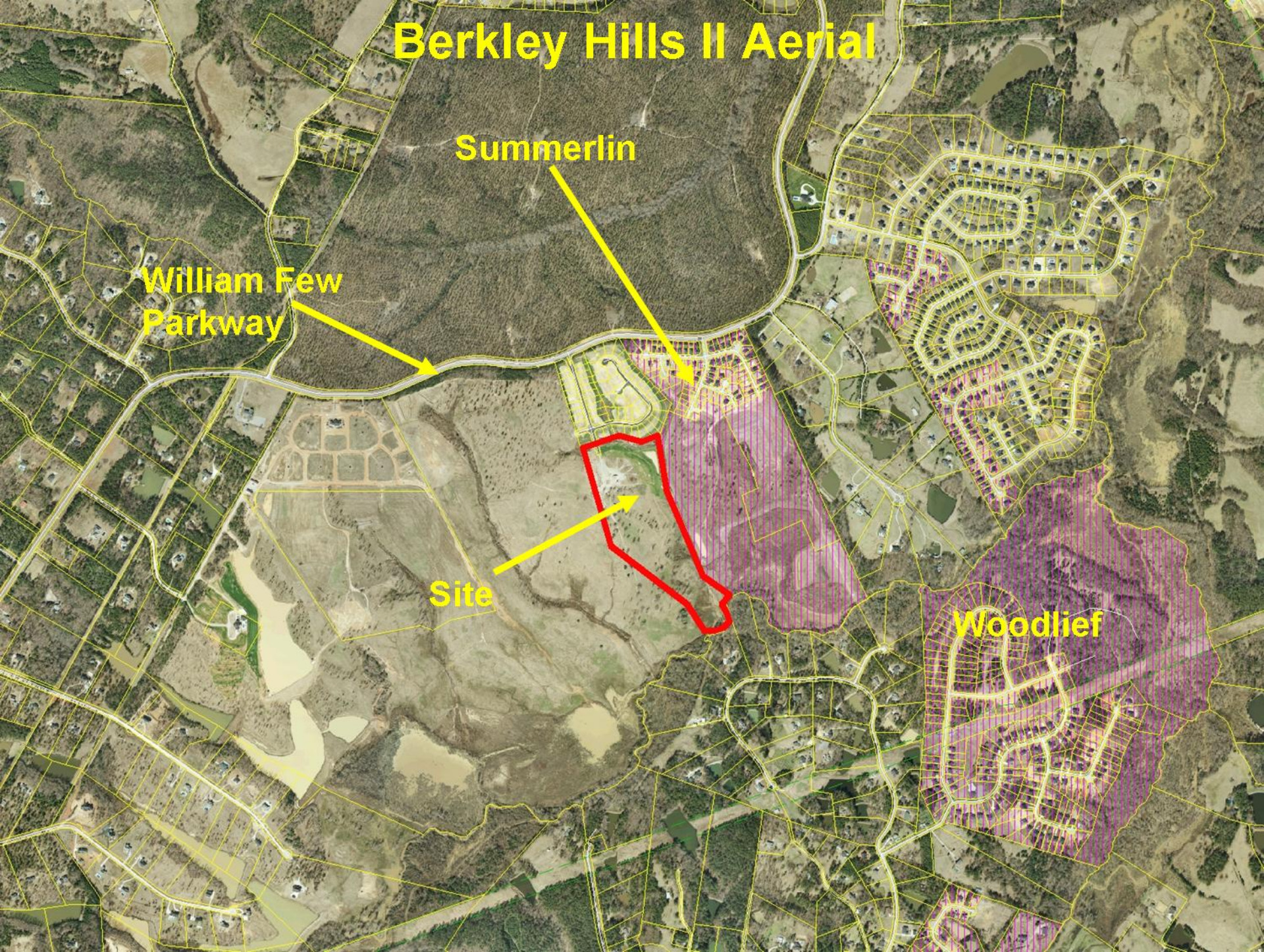
Berkley Hills II Aerial

Summerlin

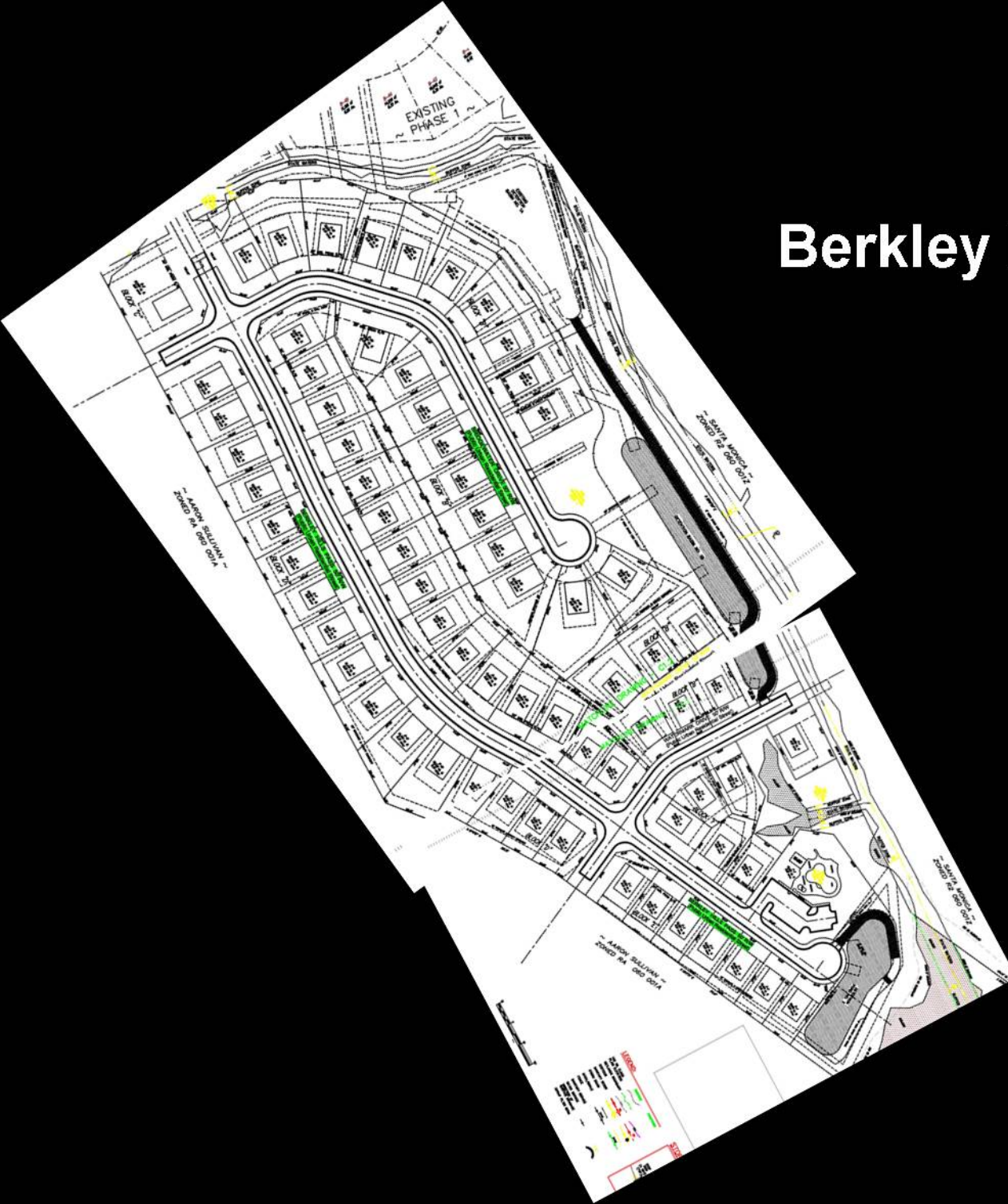
William Few
Parkway

Site

Woodlief



Berkley Hills II Plat





PRELIMINARY PLAT

BERKLEY HILLS II

Property Information

Subdivision Name	Berkley Hills II
Location/address	William Few Parkway
Development Acreage	36.20 acres
Number of lots/units	66 lots (1.82 lots/acre)
Zoning	R-2 (Single Family Residential)
Engineer/Surveyor	OneSource
Commission District	District 3 (Ford)
Recommendation	Approval with Conditions

Summary and Recommendation

EHR Developers seek preliminary plat approval for Berkley Hills II. This subdivision contains 66 lots on 36.20 acres for a density of 1.82 lots per acre. It is zoned R-2 (single family residential). Originally, when this plat came in for approval, the civil engineer showed the site to be mass graded. The tree protection ordinance does not permit clearance outside those areas necessary for streets, utilities, and stormwater management activities. As a result, staff members from the engineering, community and leisure services, and planning departments have determined that several additional specimen trees must be preserved with tree protection fencing during site preparation. Staff is awaiting a resubmittal showing the revised grading limits, and approval is recommended contingent upon preservation of all trees highlighted by staff on the preliminary plans. Approval is also contingent upon submittal of a stormwater management plan to staff.

Staff recommends **approval with conditions and all staff comments included.**

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to R-3A

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C014C
Address JESSIE RD MARTINEZ GA 30907 Acreage 1.97
Road Frontage 299.3 feet on the North/South/East/West (circle one) side of COLLINS DR
MARTINEZ GA 30907. Property is approximately 0 feet from the
intersection of COLLINS DR AND JESSIE RD. The attached plat for the
property was prepared by SOUTHERN PARTNERS INC and dated 8/22/07

PROPOSED USE:

If approved, the property will be used for the following purposes: BUILD UPSCALE
DUPLEX HOMES FOR LEASE BY CURRENT LAND OWNER
REFER TO ATTACHED EXHIBITS

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: H. A. LIZPURVIS APPLICANT: H. A. LIZPURVIS
ADDRESS: 4738 WOODBRIDGE DR ADDRESS: 4738 WOODBRIDGE DR
CITY: EVANS GA ZIP: 30809 CITY: EVANS GA ZIP: 30809
PHONE #: 706 869 8849 PHONE #: 706 869 8849

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

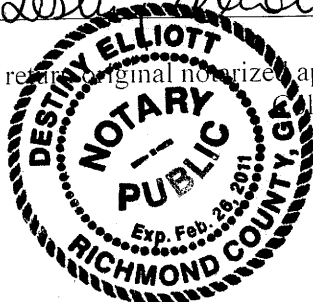
H. A. Lizpurvis
Owner's Signature

H. A. Lizpurvis
Applicant's Signature

Subscribed and sworn to before me on 24 day of August 2007
By: Destiny Elliott Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: _____
Public Hearing Date: _____
File # R207-10-01

1256
8/24/07

Owner: H. A. Uzpurvis
Parcel # 074C014C

8/24/07

Proposed Use: 2 and/or 3 bedroom duplex houses with one car garage.
Each apartment to be 1000 – 1100 sq. ft.
Refer to two attached exhibits of proposed buildings.

Ownership: Current landowner to retain duplex houses for rent.

Zoning: Zoning request to R – 3 A is consistent with adjacent zoning
and will significantly increase tax base.

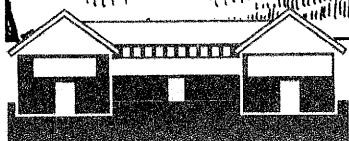
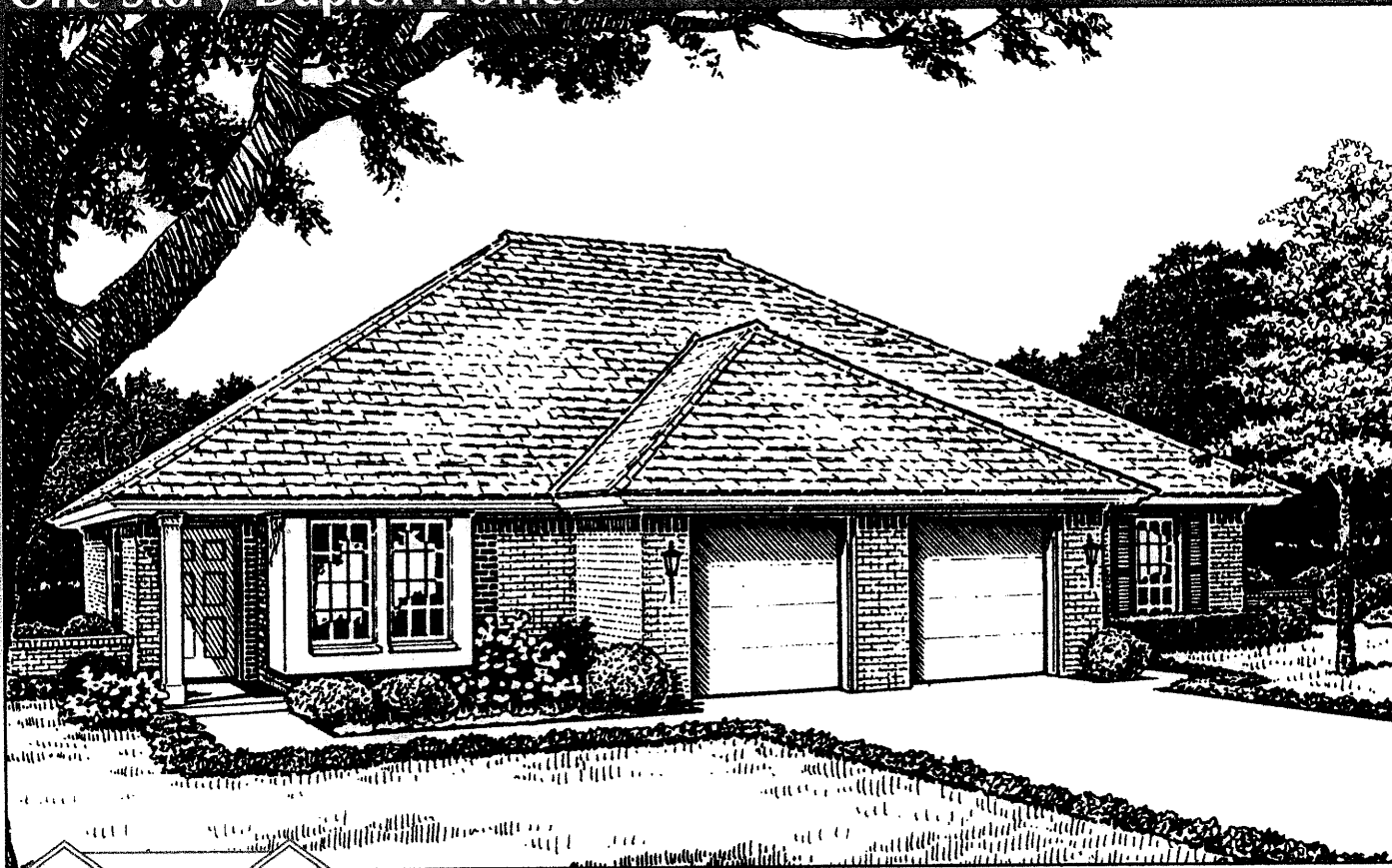
Utilities: Water, sewer, electricity and telephone service are
located on Jessie Rd. and Collins Rd. running parallel to
property.

Other: Clearing of vegetation will be kept to a minimum and
the back sections of Lots 1, 2, 6 and 7 will remain
in current natural condition.



RZ 07-10-01 Aerial

One-Story Duplex Homes



Plan HPT260031

Unit A

Square Footage: 1,040

Unit B

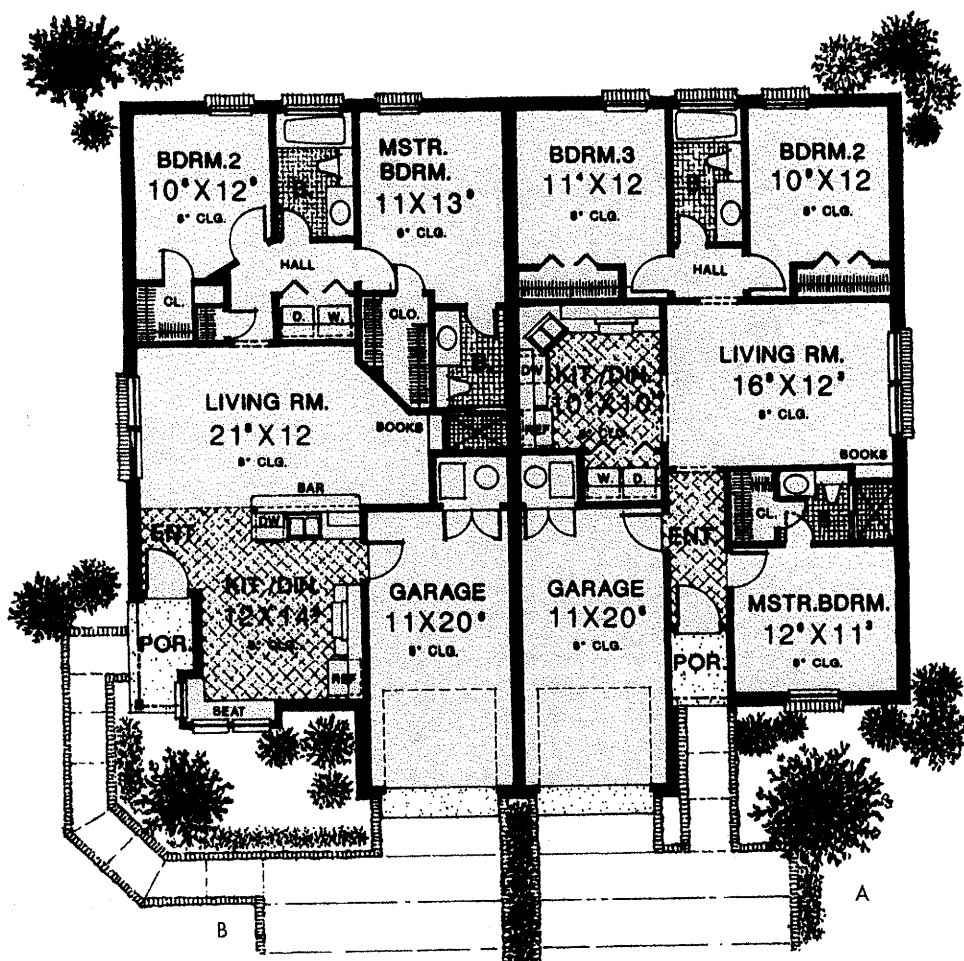
Square Footage: 1,023

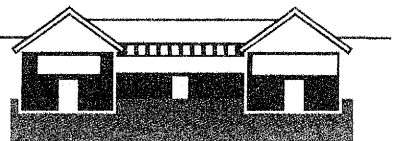
Width: 55'-10"

Depth: 50'-10"

Kauffman Circle

This duplex family design offers two cozy layouts for a new or growing family. Unit A provides a three-bedroom option with the master bedroom enjoying a private bath and walk-in closet. Unit B provides a two-bedroom option—both bedrooms offer a walk-in closet and the master suite has a private bath. Each unit enjoys a living room, a kitchen with an eating area, a hall bath and laundry room. Both plans feature a single-car garage, which is conveniently placed near the kitchen for easy loading and unloading.



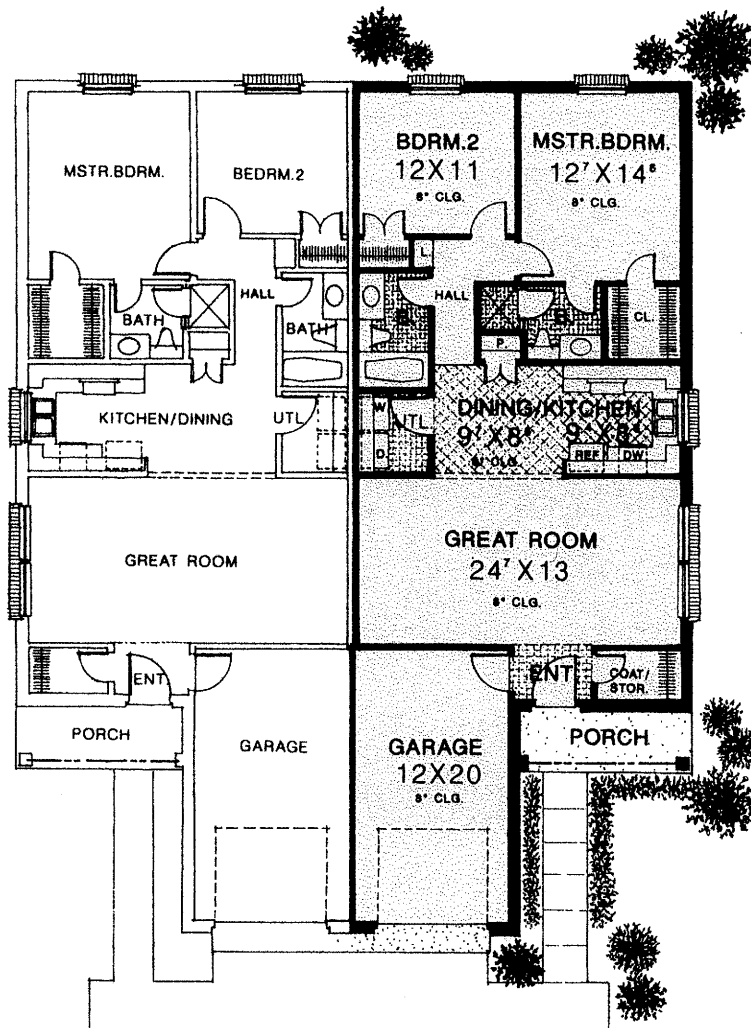


Plan HPT262008

Square Footage: 1,084 per unit

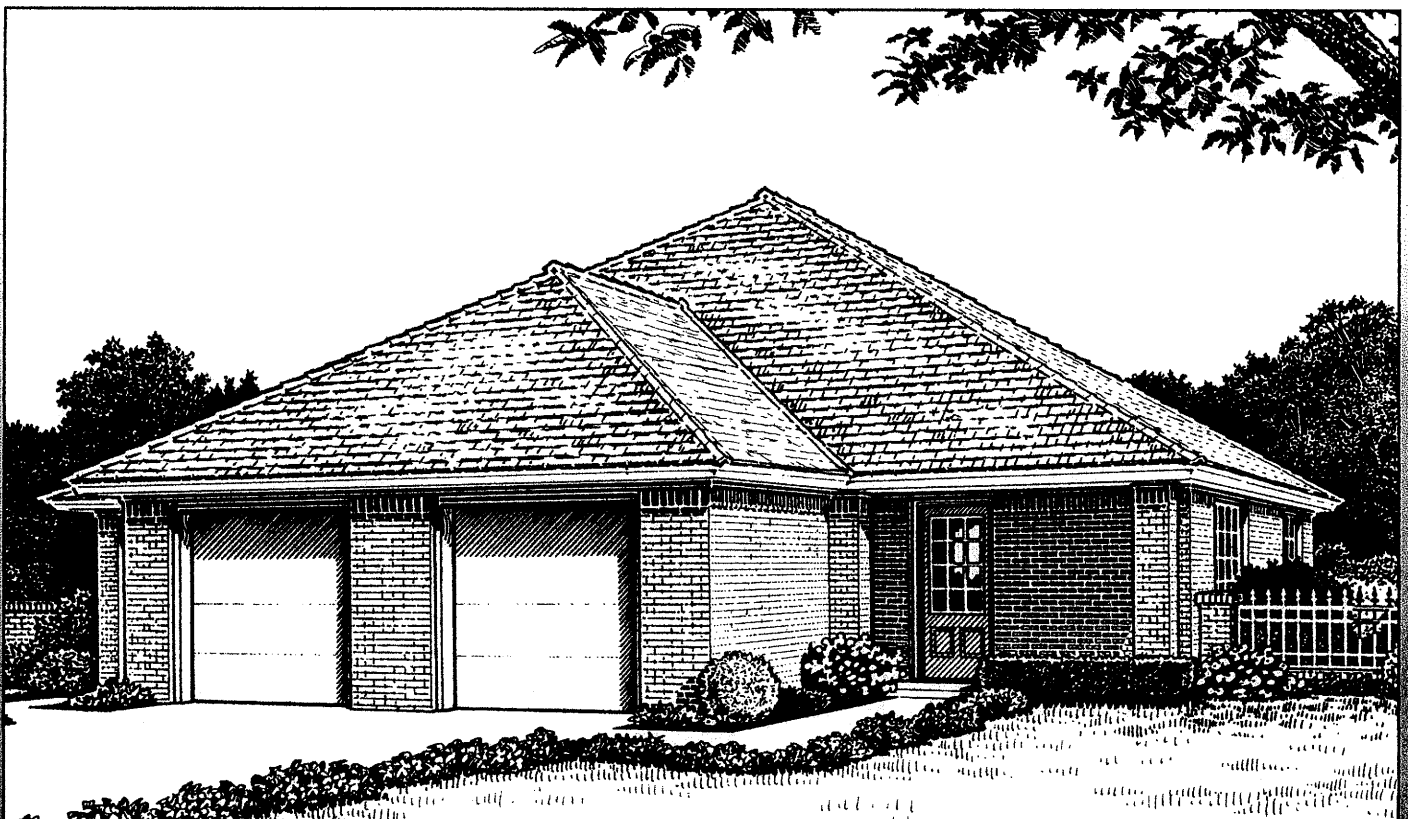
Width: 50'-0"

Depth: 62'-10"



Peony Cottage

This unique plan looks like it might be a single-family home from the outside, but it actually houses two efficient twin units. Enter from the petite front porch to the foyer with its roomy coat closet. Straight ahead is the huge great room, which leads right into the kitchen/dining area. Washer-and-dryer space and a pantry add to the convenience of this space. A short hallway leads to a full bath and two bedrooms. The master suite features a private bath and a spacious walk-in closet. Bedroom 2 is outfitted with its own closet space.



One-Story Duplex Homes



RZ 07-10-01
Rendering

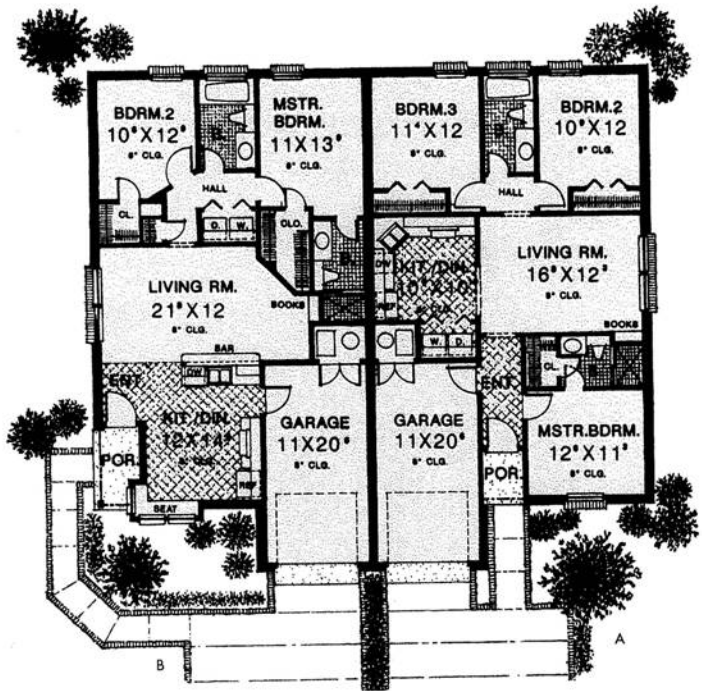


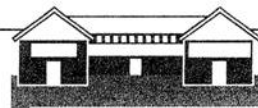
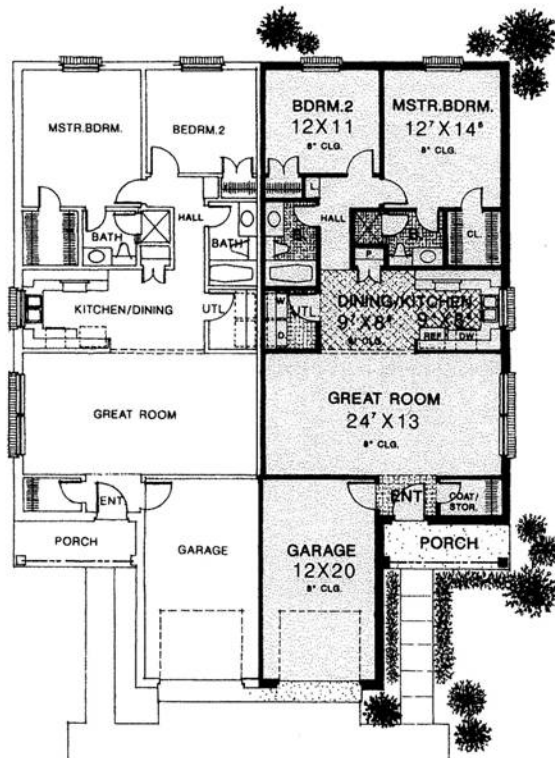
Plan HPT260031

Unit A
Square Footage: 1,040
Unit B
Square Footage: 1,023
Width: 55'-10"
Depth: 50'-10"

Kauffman Circle

This duplex family design offers two cozy layouts for a new or growing family. Unit A provides a three-bedroom option with the master bedroom enjoying a private bath and walk-in closet. Unit B provides a two-bedroom option—both bedrooms offer a walk-in closet and the master suite has a private bath. Each unit enjoys a living room, a kitchen with an eating area, a hall bath and laundry room. Both plans feature a single-car garage, which is conveniently placed near the kitchen for easy loading and unloading.





Plan HPT262008

Square Footage: 1,084 per unit

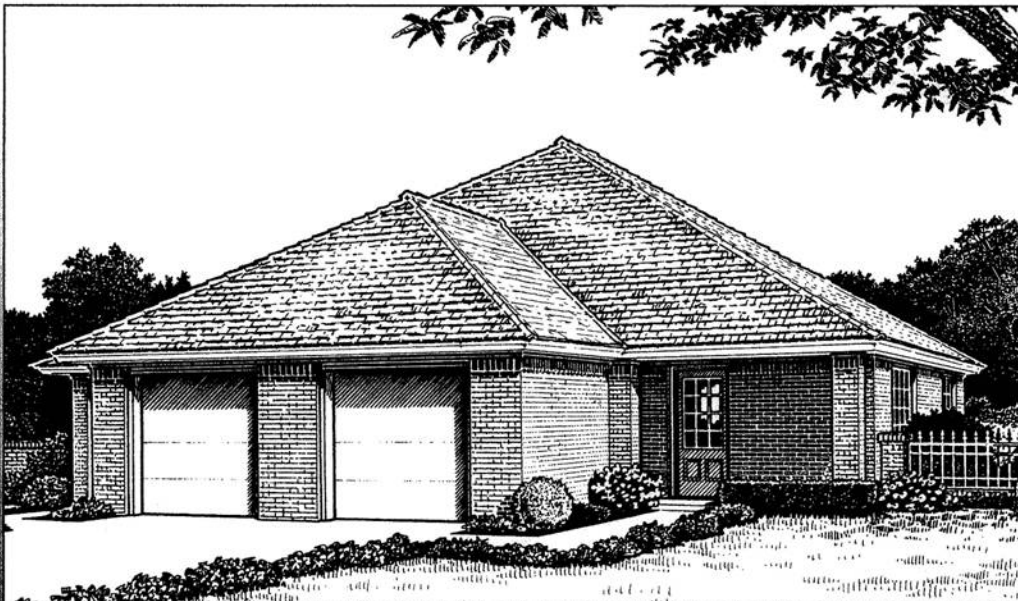
Width: 50'-0"

Depth: 62'-10"

Peony Cottage

This unique plan looks like it might be a single-family home from the outside, but it actually houses two efficient twin units. Enter from the petite front porch to the foyer with its roomy coat closet. Straight ahead is the huge great room, which leads right into the kitchen/dining area. Washer-and-dryer space and a pantry add to the convenience of this space. A short hallway leads to a full bath and two bedrooms. The master suite features a private bath and a spacious walk-in closet. Bedroom 2 is outfitted with its own closet space.

RZ 07-10-01 Rendering





REZONING

October 4, 2007

R-2 to R-3A

FILE: RZ 07-10-01

Property Information	
Tax ID	Tax Map 074C Parcel 014C
Location/address	Jessie Road
Parcel Size	1.97 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Undeveloped
Future Land Use	High Density Residential
Request	R-3A (Single Family Residential)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

H.A. Uzpurvis, owner/applicant, is requesting the rezoning of one parcel containing 1.97 acres of land from R-2, single family residential, to R-3A, single family residential. The property is located on Jessie Road.

This is an area of the county that is zoned primarily R-2 for single family detached residential development. In the last few years some R-3A zoning has been applied to parcels of land to encourage development and redevelopment of vacant or underutilized portions of the general area. The vicinity has locational advantages for development – close proximity to goods and services such as the grocery stores and restaurants near the I-20/Belair Road interchange and convenient access to employment centers such as Fort Gordon and the medical complex developing in Evans. Nevertheless, this general vicinity has remained underdeveloped for many years, and much of the development within the area has consisted of substandard dwellings including manufactured homes.

Eventual development and redevelopment of the area is likely going to require some incentives such as a higher density. Staff would recommend approval of the R-3A zoning which will allow up to five units per acre.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.



REZONING

October 4, 2007

R-2 to R-3A

FILE: RZ 07-10-01

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
5. A site plan must be submitted to and approved by the County Engineer.
6. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress/Egress to be approved by the County Engineering Department.

Storm Water: Permanent drainage and utility easements are required. Per Code Section 34-150, a storm water concept plan is required prior to final design of the development. The plan is to be submitted to Engineering Services for review.

Water and Sewer: Owner/Developer will need to request a sewer flow monitor test to determine available capacity (see attached letter).

Comments

Water and Sewer: County water is available on a six inch line on Jessie Road and Collins Drive. County sewer is available on an eight inch on Jessie Road and Collins Drive. This project will affect the capacity of existing water infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have county sewer.

Storm Water: There are no active projects in the area.

Sheriff: There have not been any accidents on Jessie Road within the last twelve months. This project will affect safety and traffic conditions in the area. Development in this area will increase an already high volume of vehicular traffic. The Sheriff's office will provide patrols to monitor the traffic conditions and safety conditions. During the construction phase of the project, patrols will be needed to deter thefts and property damage associated with this type of development. Following completion of the project and when units are occupied, calls for service in that area will increase. There is adequate access for public safety vehicles. Depending on the location of the entrance/exit, a deceleration/acceleration traffic lane may be needed into project entrance.

Board of Education: Brookwood Elementary, Columbia Middle, and Evans High are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

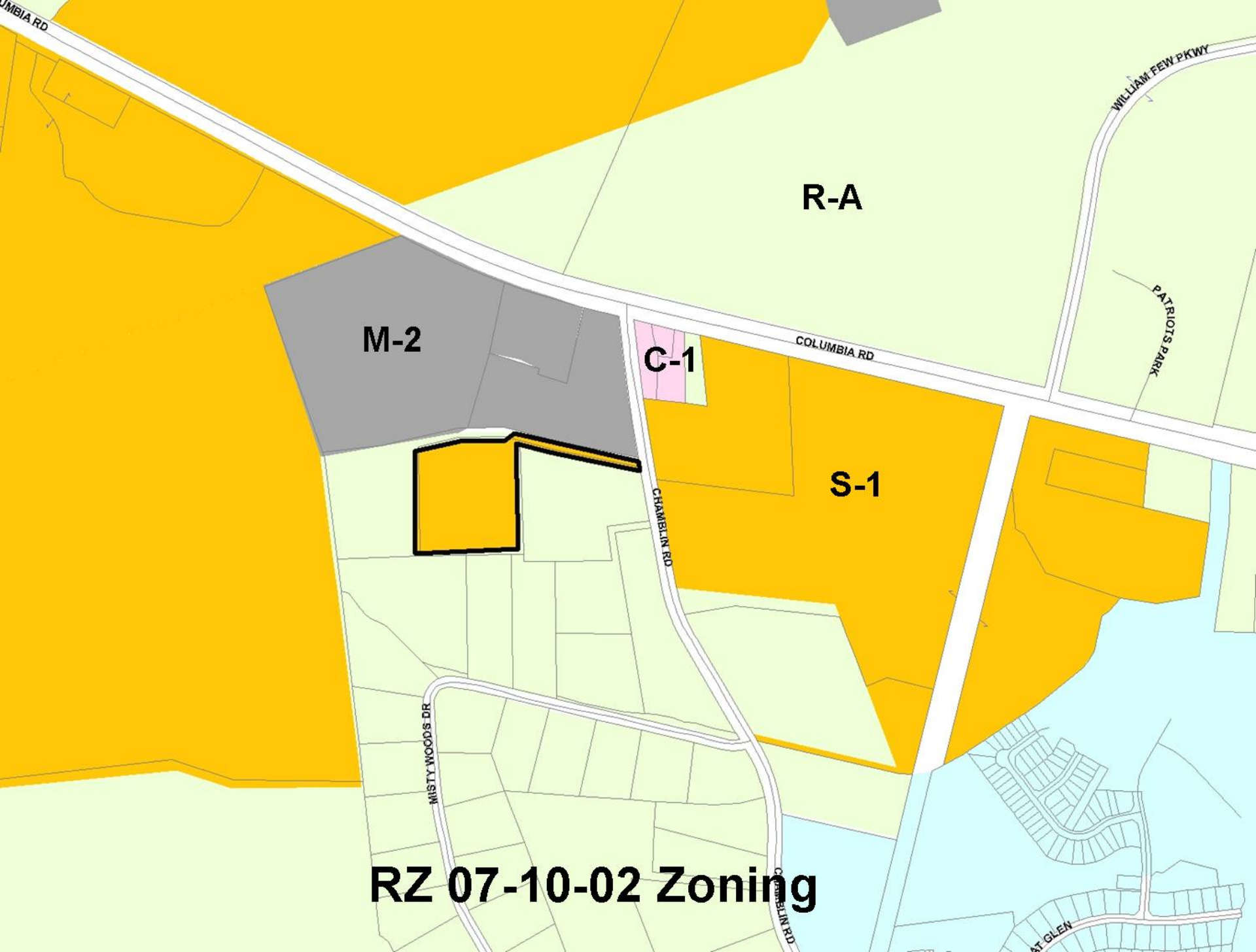
October 4, 2007

R-2 to R-3A

FILE: RZ 07-10-01

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and land use patterns. Other R3-A zoning has been approved in the area to provide some increase in density as an incentive to encourage redevelopment of this underutilized area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not affect the nearby neighborhood or properties. The adjoining residential properties have the same zoning.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP to the extent it provides opportunity for redevelopment and better utilization of the general area.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could continue to be used for single family residential. However, the R-2 likely will not provide enough incentive to redevelop the area with improved housing stock.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services to the extent of overburdening facilities particularly the utilities and streets.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning recognizes the need to encourage redevelopment of this area.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



M-2

C-1

R-A

S-1

RZ 07-10-02 Zoning



COUNTY INITIATED

FILE: RZ 07-10-02

S-1 to R-A

Property Information	
Tax ID	Tax Map 050 Parcel 035C
Location/address	120 Chamblin Road
Parcel Size	± 7.94 acres
Current Zoning	S-1 (Special District)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to contact the owners of 9 properties zoned S-1 to determine if they still plan to pursue their authorized special use. Among those properties is 120 Chamblin Road.

In 1997, the 7.94 acre property was rezoned from R-A (residential-agricultural) to S-1 (special district) for a cellular tower at the request of the owner, Ms. Mary Garnett. In the 10 years since the rezoning, no tower has been built nor has any other development taken place. Staff issued a letter of inquiry to the owner and received a response from Ms. Nellie Garnett who informed us her mother has passed away and she is the executor of the estate. She also said the plan for a cellular tower has been abandoned and she gave consent to rezone the property.

The area in question is located off Columbia Road and the main development type is large lot, single-family residential. Surrounding properties are zoned R-A, M-2 and S-1 and Staff recommends rezoning the parcel to R-A (residential-agricultural) to allow the owner a greater range of land uses on the property.

Staff recommends **approval** of RZ 07-10-02 with all departmental comments and conditions included.

Interdepartmental Review:

Conditions



COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-02

S-1 to R-A

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required unless site improvements result in no net increase in runoff.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Water and Sewer: The owner/developer will be responsible for all costs to extend water to the property.

Comments

Water and Sewer: County water is available on a three inch line on the adjacent property. County sewer is not available. There are no future plans for sewer extension in this area. The project will not affect the capacity of existing water infrastructure in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Health Department: Does not need to contact Health Department.

Sheriff: There have been accidents on Chamblin Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Lewiston Elementary, Columbia Middle, and Greenbrier High Schools are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request



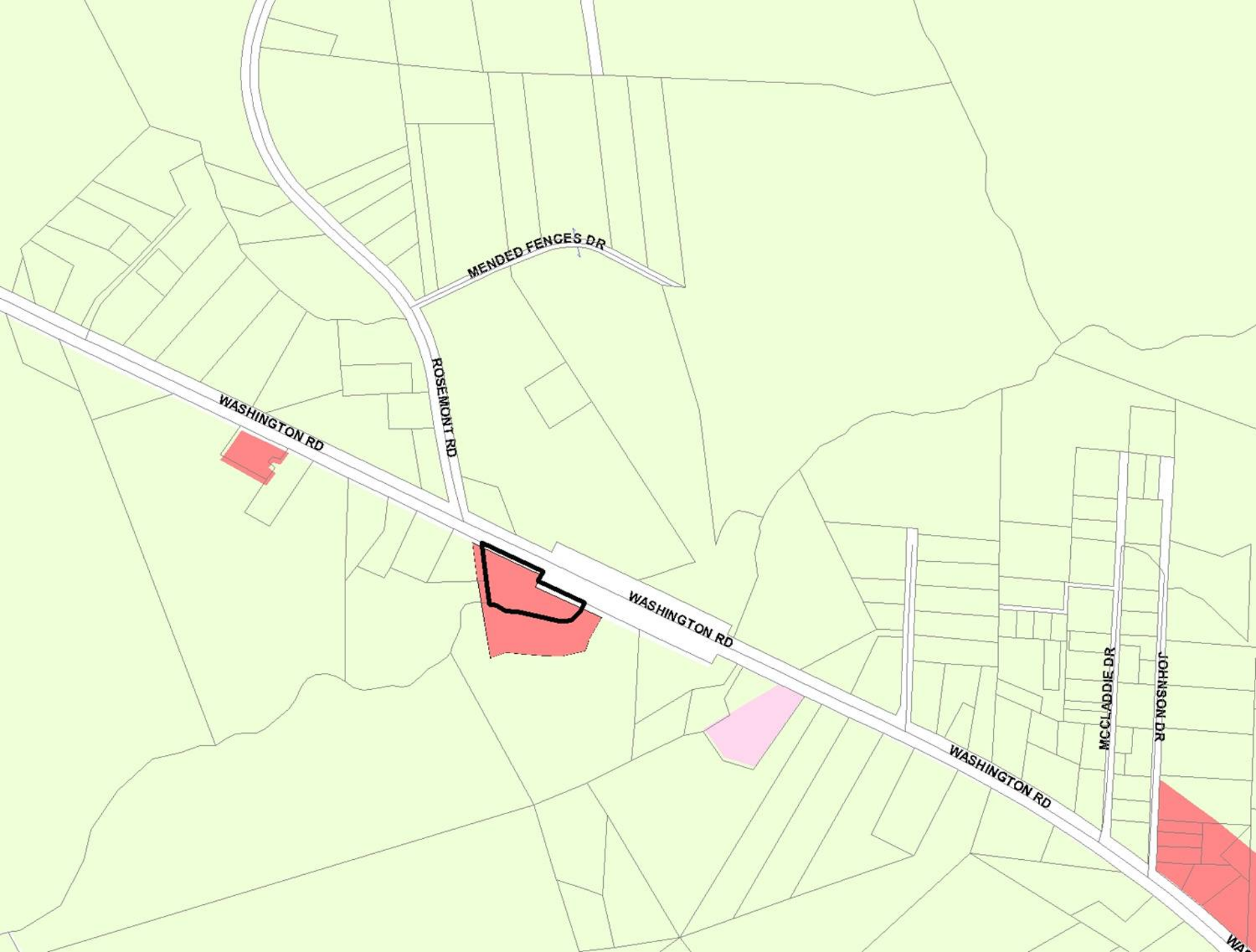
COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-02

S-1 to R-A

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed R-A zoning will permit large-lot, residential development. All adjacent parcels are already zoned R-A.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood, as all surrounding parcels are also zoned R-A.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The owner does not want to pursue the cellular tower approved in the S-1 site plan.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location in a rural area makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and the opportunity for development of the area as single-family residential.





COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-03

C-2 to R-A

Property Information	
Tax ID	Tax Map 048 Parcel 008
Location/address	5550 Washington Road
Parcel Size	± 2.33 acres
Current Zoning	C-2 (General Commercial)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties including 5550 Washington Road.

In 1993, the 2.33 acre property was rezoned from R-A (residential-agricultural) to C-2 (general commercial) at the request of the owner, Mr. Tommy Berrie, for a well drilling sales office. No apparent development activity has occurred on the parcel in the 14 years since the rezoning and it remains vacant. Therefore, staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development. All surrounding properties are zoned R-A.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 14 years after C-2 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class. According to the commercial property appraiser in the County Tax Appraiser's office, rezoning the property to R-A would not affect its market value, as its appraised value is already based upon R-A zoning.

Staff recommends **approval** of RZ 07-10-03 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. Access to the property from SR 104 must be approved by GDOT.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Construction and Maintenance: Access and zoning change to be approved by GDOT.

Comments

Water and Sewer: County water is available on a sixteen inch line located on Washington Road. County sewer is not available. There are no future plans for sewer extension in the area. This project will not affect the capacity of existing water in the area.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. Future widening project will impact property.

Health Department: Does not need to contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Washington Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: North Columbia Elementary, Greenbrier Middle, and Greenbrier High schools are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.



COUNTY INITIATED

October 4, 2007

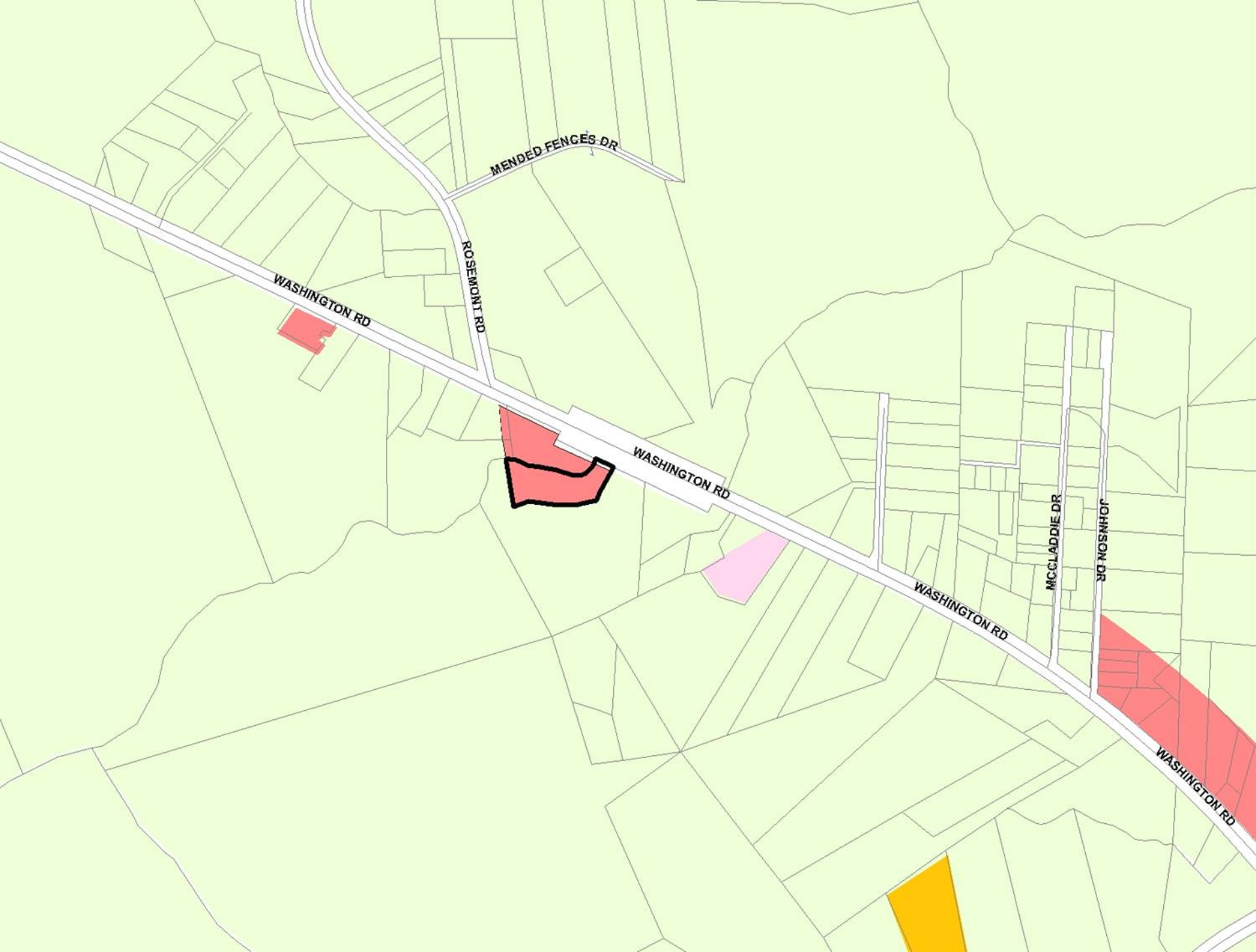
FILE: RZ 07-10-03

C-2 to R-A

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-2 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood. The current zoning of C-2 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The area is too rural to support the neighborhood businesses permitted by C-2 zoning, and it has not been put to use in the 14 years since being rezoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and further development of the area as single-family residential.



MENDED FENCES DR

ROSEMONT RD

WASHINGTON RD

WASHINGTON RD

WASHINGTON RD

WASHINGTON RD

MCCLADDIE DR

JOHNSON DR



COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-04

C-2 to R-A

Property Information	
Tax ID	Tax Map 048 Parcel 009
Location/address	5530 Washington Road
Parcel Size	± 2.14 acre portion
Current Zoning	C-2 (General Commercial)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 3 (Ford)
Recommendation	Withdrawal

Summary and Recommendation

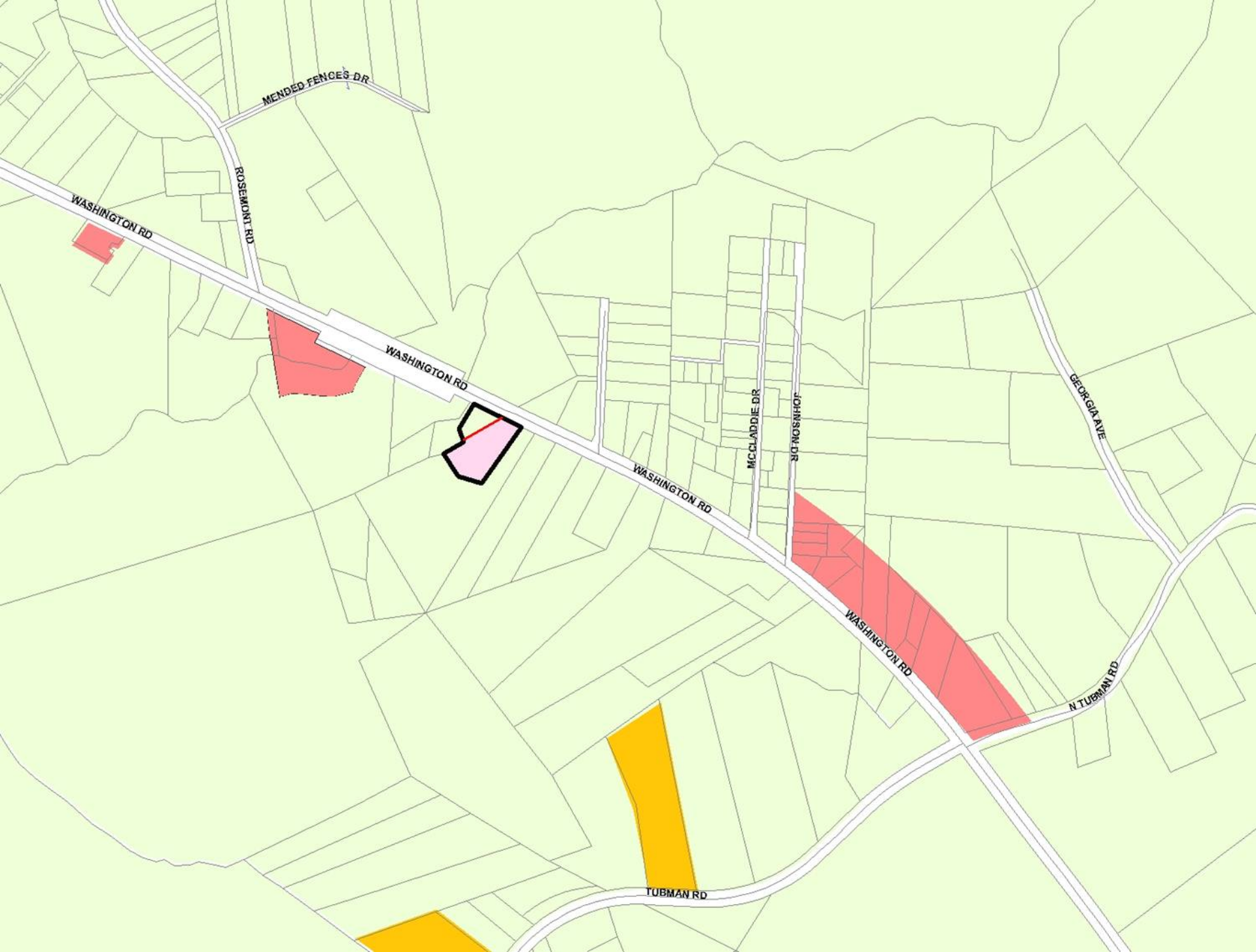
The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 5530 Washington Road.

A mapping error led Staff to conclude a 2.14 acre section of the parcel was rezoned to C-2 in 1993 along with 5550 Washington Road (see RZ 07-10-03). The parcel boundary of 5550 Washington Road was mapped incorrectly in 1993, resulting in apparent C-2 zoning on adjacent properties. In actuality, County records demonstrate 5550 Washington Road was rezoned to C-2, but 5530 Washington Road was not rezoned. The property is zoned R-A in its entirety, therefore rezoning is unnecessary. The County's GIS Department has been notified of the error and the zoning boundaries have been corrected.

Staff requests **withdrawal** of RZ 07-10-04.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	Not applicable.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Not applicable.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	Not applicable.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	Not applicable.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	Not applicable.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Not applicable.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	Not applicable.





COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-05

C-1 to R-A

Property Information	
Tax ID	Tax Map 048 Parcel 010
Location/address	5520 Washington Road
Parcel Size	± 2.0 acre portion
Current Zoning	C-1 (Neighborhood Commercial)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 5220 Washington Road.

In 1980, a 2-acre section of the 2.65 acre parcel was rezoned from R-A (Residential-Agricultural) to C-1 (Neighborhood Commercial) for a neighborhood grocery store at the request of then-owner Gus Dunn. No apparent development activity or authorized use has occurred on the parcel in the 27 years since the rezoning and it remains vacant. Therefore, staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development, as reflected in the Growth Management Plan. All adjacent properties are zoned R-A.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 27 years after C-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class. Furthermore, the owner is not expected to endure any financial loss if zoning is reverted to R-A, as the County Tax Assessor's office already calculates the fair market value of the parcel as "residential" despite its C-1 zoning.

Staff recommends **approval** of RZ 07-10-05 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. Access to the property from SR 104 must be approved by GDOT.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Construction and Maintenance: Access and zoning change to be approved by GDOT.

Comments

Water and Sewer: County water is available on a sixteen inch line located on Washington Road. County sewer is not available. There are no future plans for sewer extension in the area. This project will not affect the capacity of existing water in the area.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. Future widening project will impact property.

Health Department: Does not need to contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Washington Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Greenbrier Elementary, Greenbrier Middle, and Greenbrier High schools are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access



COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-05

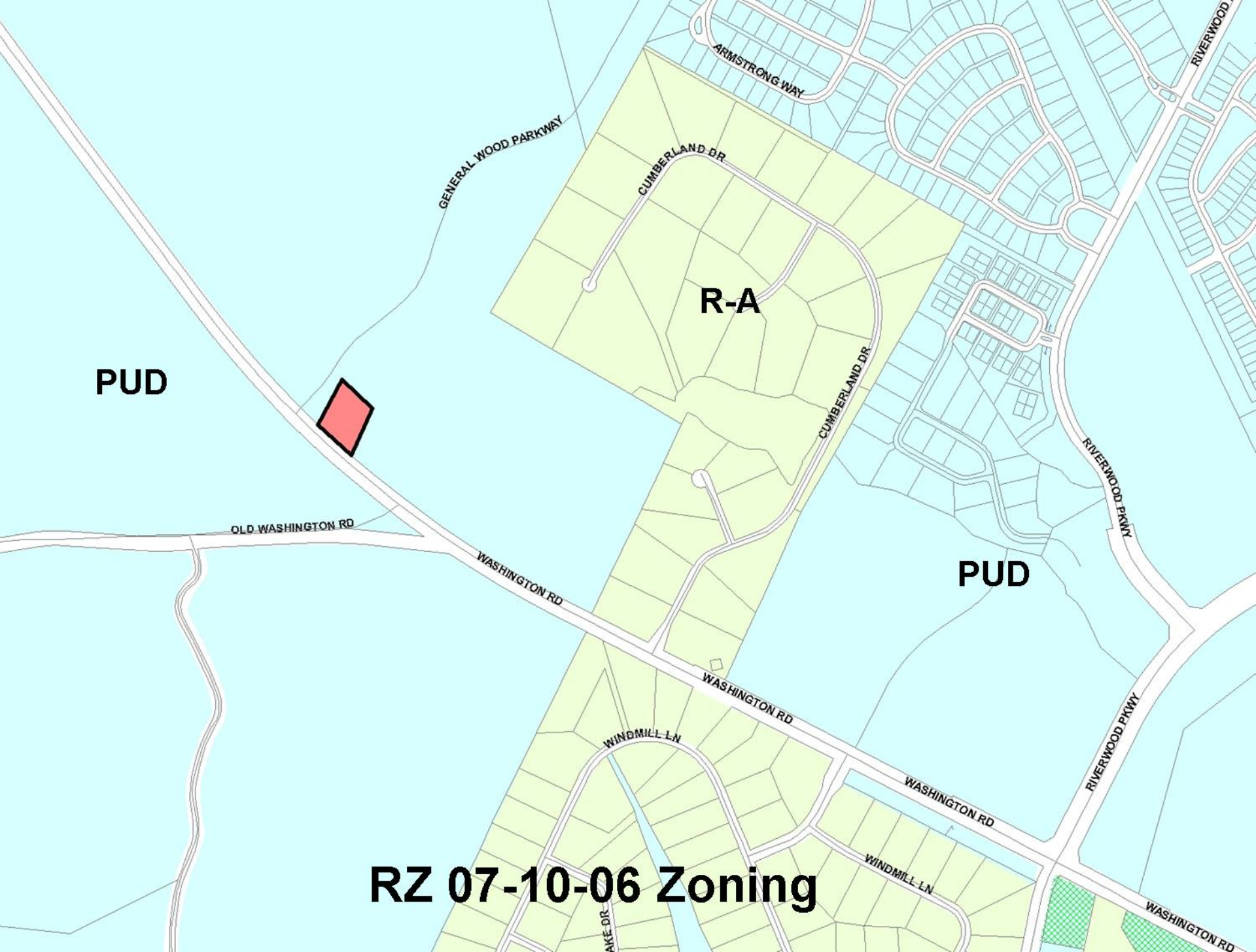
C-1 to R-A

during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-1 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood, as all adjacent parcels are already zoned R-A.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	In the 27 years since the property was rezoned to C-1 it has remained unused. Furthermore, there is little demand for commercial property in such a rural area.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all adjacent properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and opportunity for further development of the area as single-family residential.



PUD

R-A

PUD

RZ 07-10-06 Zoning



COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-06

C-2 to R-1

Property Information	
Tax ID	Tax Map 058 Parcel 018
Location/address	5301 Washington Road
Parcel Size	± 1.32 acres
Current Zoning	C-2 (General Commercial)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-1 (Single Family Residential)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 5301 Washington Road.

The 1.32 acre property was rezoned from R-A (Residential-Agricultural) to C-2 (General Commercial) in 1988 at the request of the owner, Eva Marshall, in order to open a convenience store. No apparent development activity or authorized use has occurred on the parcel in the 19 years since the rezoning and it remains vacant.

Staff recommends that 5301 Washington Road be rezoned to better conform to the adjacent PUD (Planned Unit Development). All surrounding properties are zoned PUD for the Riverwood Plantation West mixed-use development. As a condition of PUD approval, commercial development in Riverwood Plantation West is not permitted until at least 85 percent of the original Riverwood PUD is sold or leased. Therefore, rezoning 5301 Washington Road to R-1 would place the property in a similar "holding" category as the surrounding properties until demand for commercial property reaches the area. At such time, staff might be in favor of then rezoning 5301 Washington Road to a non-residential zoning class if the surrounding properties develop as expected.

Also, the most intense commercial uses permitted in the Riverwood Plantation West PUD correspond to C-C (Community Commercial) zoning, as recommended by the Growth Management Plan for Tier II Nodes. Under the current C-2 zoning at 5301 Washington Road, inappropriate uses such as auto dealerships and manufactured home sales are permitted.

Staff recommends **approval** of RZ 07-10-06 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
5. Access to the property from SR 104 must be approved by GDOT.
6. A site plan must be submitted to and approved by the County Engineer.
7. All proposed improvements must conform to current county standards.

Construction and Maintenance: Access and zoning to be approved by GDOT. Major site distance problem exist at this location. Engineering may limit access to right in right out.

Comments

Water and Sewer: County water is available on a ten inch line located on Washington Road. County sewer is not available. There are future plans for sewer extension in the area with the future development of Riverwood. This project will not affect the capacity of existing water in the area.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. Future widening project will impact property.

Health Department: Does not need to contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Washington Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Greenbrier Elementary, Greenbrier Middle, and Greenbrier High schools are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.



COUNTY INITIATED

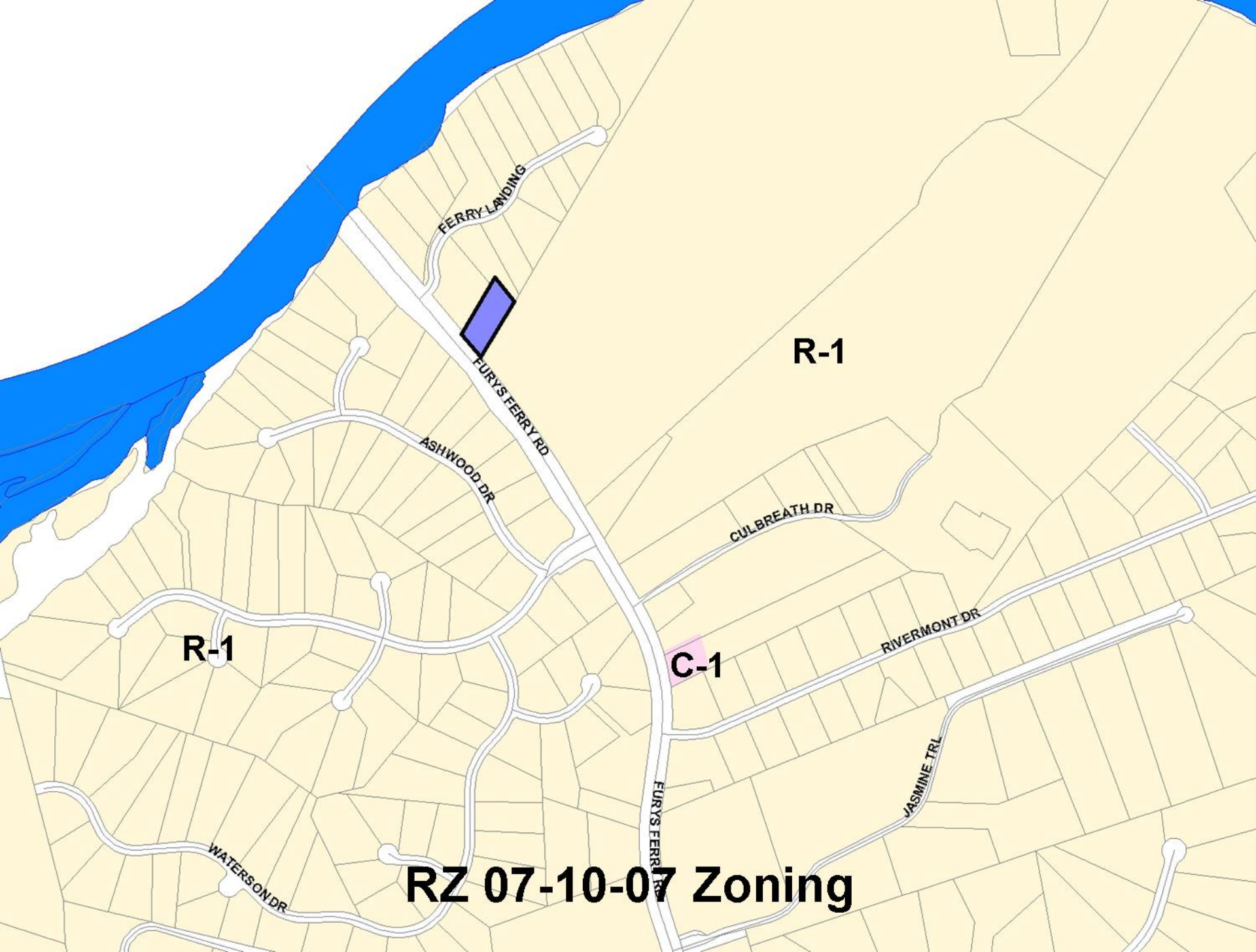
October 4, 2007

FILE: RZ 07-10-06

C-2 to R-1

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-2 zoning is not consistent with the prevailing land use pattern. R-1 zoning would postpone commercial development until the surrounding Riverwood West commercial development occurs.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood, as all adjacent parcels are zoned PUD.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	In the 19 years since the property was rezoned to C-2 it has remained unused, thereby indicating a lack of demand for commercial zoning and that the one parcel is not a feasible commercial site.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is supported by the parcel's location within the Riverwood West PUD vicinity where commercial development is postponed by the PUD approval. For this parcel to remain commercial will allow premature commercial development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible and interim zoning until surrounding properties are ready to development. Development of this parcel should develop compatibly with the surrounding area.



RZ 07-10-07 Zoning

R-1

R-1

C-1

FERRY LANDING

FURY'S FERRY RD

ASHWOOD DR

CULBREATH DR

RVERMONT DR

JASMINE TRL

WATERSON DR



COUNTY INITIATED

FILE: RZ 07-10-07

P-1 to R-1

Property Information	
Tax ID	Tax Map 076 Parcel 005A
Location/address	1393 Furys Ferry Road
Parcel Size	± 1.0 acre
Current Zoning	P-1 (Professional)
Existing Land Use	Residence
Future Land Use	Low Density Residential
Request	R-1 (Single Family Residential)
Commission District	District 1 (Thigpen)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 1393 Furys Ferry Road.

The one acre property was rezoned from R-1 (Single Family-Residential) to P-1 (Professional) in 1987 at the request of the owner, Joyce White. As a dealer for Canadian Log Homes, Ms. White intended to build a log home to serve as a residence and office for herself and a model for prospective customers. No apparent professional activity or authorized use has occurred on the parcel in the 20 years since the rezoning and it now serves as a residence. Therefore, staff recommends returning the property to its previous zoning designation of R-1. The area in question is entirely large lot single-family residential, as recommended by the Growth Management Plan. All adjacent properties are zoned R-1.

Since the property is still exclusively residential 20 years after P-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class. Furthermore, the owner is not expected to suffer any financial loss if zoning is reverted to R-1, as the County Tax Assessor's office already calculates the fair market value of the parcel as "residential" despite its P-1 zoning.

Staff recommends **approval** of RZ 07-10-07 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Bettys Branch drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

Construction and Maintenance: GDOT to approve ingress/egress.

Comments

Water and Sewer: County water is available on a six inch line on Furys Ferry Road. County sewer is not available. There are no plans for future sewer expansion in this area. This project will not affect the capacity of the existing water infrastructure in the area.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. SR 28 (Furys Ferry Road) is in the twenty-five year program to widen.

Health Department: Does not need to contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Furys Ferry Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Riverside Elementary, Riverside Middle, and Greenbrier High schools are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current P-1 zoning is not consistent with the prevailing land use pattern. R-1 zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood, as all adjacent parcels are already zoned R-1.



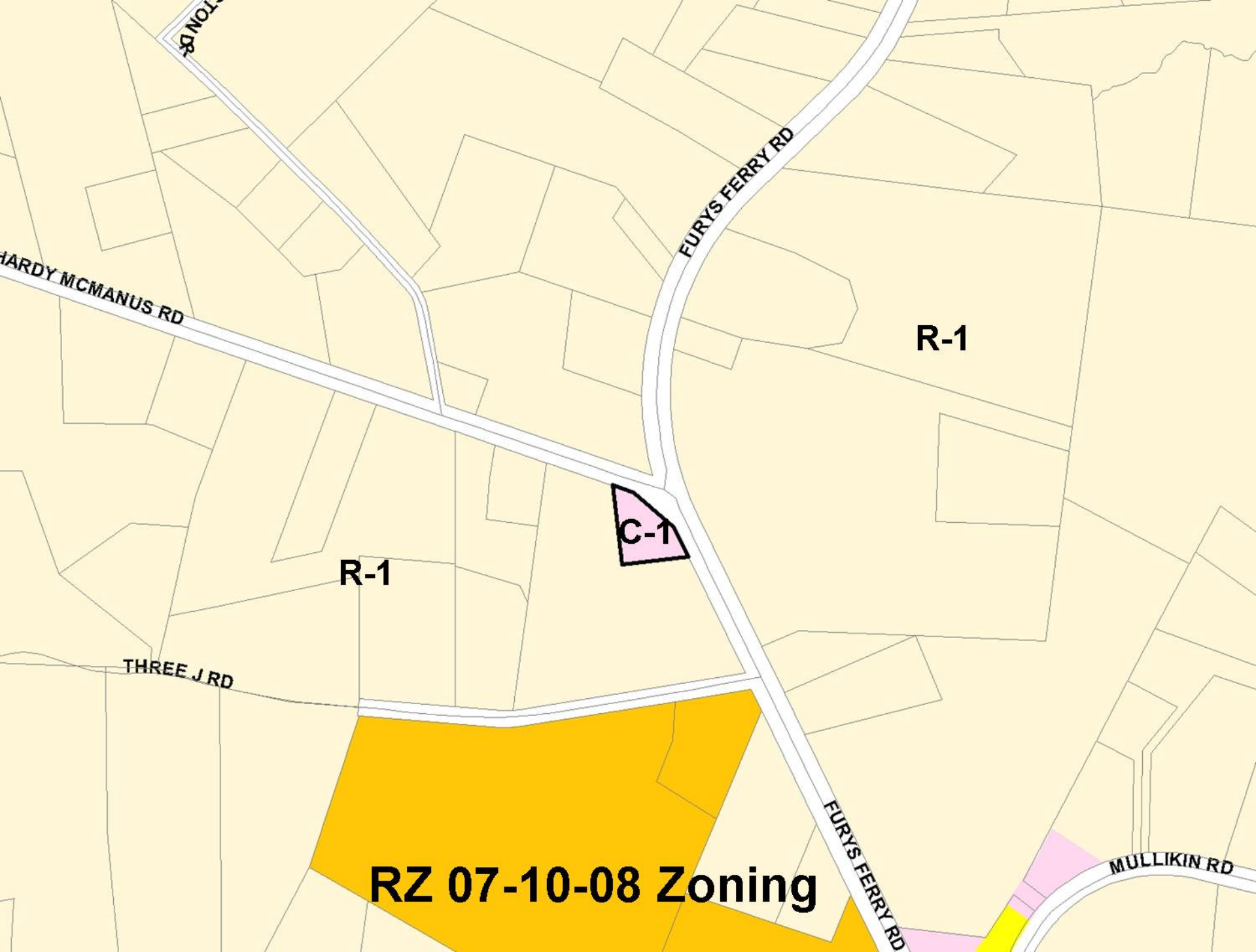
COUNTY INITIATED

FILE: RZ 07-10-07

P-1 to R-1

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	In the 20 years since the property was rezoned to P-1 it has remained residential. Furthermore, there is little demand for office locations in such a rural area.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.

COLUMBIA COUNTY
GEORGIA



TON R

HARDY MCMANUS RD

FURYS FERRY RD

R-1

C-1

R-1

THREE J RD

RZ 07-10-08 Zoning

FURYS FERRY RD

MULLIKIN RD



COUNTY INITIATED

FILE: RZ 07-10-08

C-1 to R-1

Property Information	
Tax ID	Tax Map 077 Parcel 009F
Location/address	1140 Furys Ferry Road
Parcel Size	± 1.01 acre
Current Zoning	C-1 (Neighborhood Commercial)
Existing Land Use	Vacant
Future Land Use	Medium Density Residential
Request	R-1 (Single Family Residential)
Commission District	District 1 (Thigpen)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 1140 Furys Ferry Road.

In 1992, the 1.01 acre parcel was rezoned from R-1 (Single Family-Residential) to C-1 (Neighborhood Commercial) for an unspecified business use at the request of Blanchard & Calhoun Real Estate, representing the owner, Mr. W.W. Farr. No apparent development activity or authorized use has occurred on the parcel in the 15 years since the rezoning and it remains vacant. Therefore, staff recommends returning the property to its previous zoning designation of R-1 to allow for single-family residential development. All adjacent properties are zoned R-1.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 15 years after C-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class.

Staff recommends **approval** of RZ 07-10-08 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Jones Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A deceleration lane, dimensioned for the posted speed limit on Hardy McManus Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
6. Access to the property from SR 28 must be approved by the County Engineer.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Construction and Maintenance: GDOT to review zoning and approve ingress/egress. Engineering Department is to approve access to Hardy McManus Road.

Comments

Water and Sewer: County water is available on a ten inch line on Hardy McManus Road. County sewer is not available. There are no plans for future sewer expansion in this area. This project will not affect the capacity of the existing water infrastructure in the area.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. SR 28 (Furys Ferry Road) is in the twenty-five year program to widen.

Health Department: Does not need to contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Furys Ferry Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Riverside Elementary, Riverside Middle, and Greenbrier High schools are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.



COUNTY INITIATED

October 4, 2007

FILE: RZ 07-10-08

C-1 to R-1

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-1 zoning is not consistent with the prevailing land use pattern. R-1 zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood, as all adjacent parcels are already zoned R-1.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	In the 15 years since the property was rezoned to C-1 it has remained unused. Furthermore, there is little demand for commercial locations in such a rural area.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible land use and opportunity for expansion of existing residences and further development of the area as single-family residential.

VARIANCE APPLICATION

Columbia County, Georgia

1. VARIANCE REQUEST

The undersigned requests that a variance be granted from the Columbia County Code of Ordinances as described below.

Section 90-53 requires 75' set-back from the centerline of road.

REASONS FOR REQUEST

Variances are heard in individual hardship cases of practical difficulty, where the special circumstances or conditions are such that the strict application of the provisions of the Code of Ordinances would deprive the applicant of any reasonable use of their land. Loss in value alone does not justify a variance. Please describe below:

The site is encumbered with Georgia Power easements, wetlands, and state waters.

We request a variance to reduce the MBL from 75' to 42' to allow sufficient room for the development.

2. PROPERTY LOCATION

Tax Map # 078 Parcel # 115A

Address: N/A Acreage: 6.24 Road Frontage 739 feet on the

North/South/East/West (circle one) side of Blue Ridge Drive Property is approximately 643' feet from the intersection of Evans To Locks Road

The attached for the property was prepared by H. Lawson Graham & Assoc. and is dated 6/20 ~~200~~ 2009
plat

3. APPLICANT AND OWNERSHIP INFORMATION

Owner Perisseuma Business Group

Applicant Bluewater Engineering Services

Address P.O. Box 293

Address 118 N. Belair Rd. Suite 2

City Evans Zip Code 30809

City Evans Zip Code 30809

Phone # (706) 394-0161 State GA

Phone # (706) 364-5220 State GA

4. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statement contained in or submitted with this application are true.

[Signature]
Owners Signature

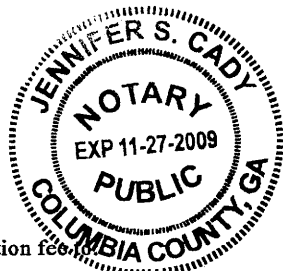
[Signature]
Applicants Signature

Subscribed and sworn to before me on 31 day of August 2007

By: Jennifer S. Cady Notary Public

Please return original notarized application along with all documents, along with your **\$535.00** application fee.

Columbia County Planning and Zoning Division
P. O. Box 498
630 Washington West Drive
Evans, GA 30809
Phone 706-868-3400 Fax 706-868-3381

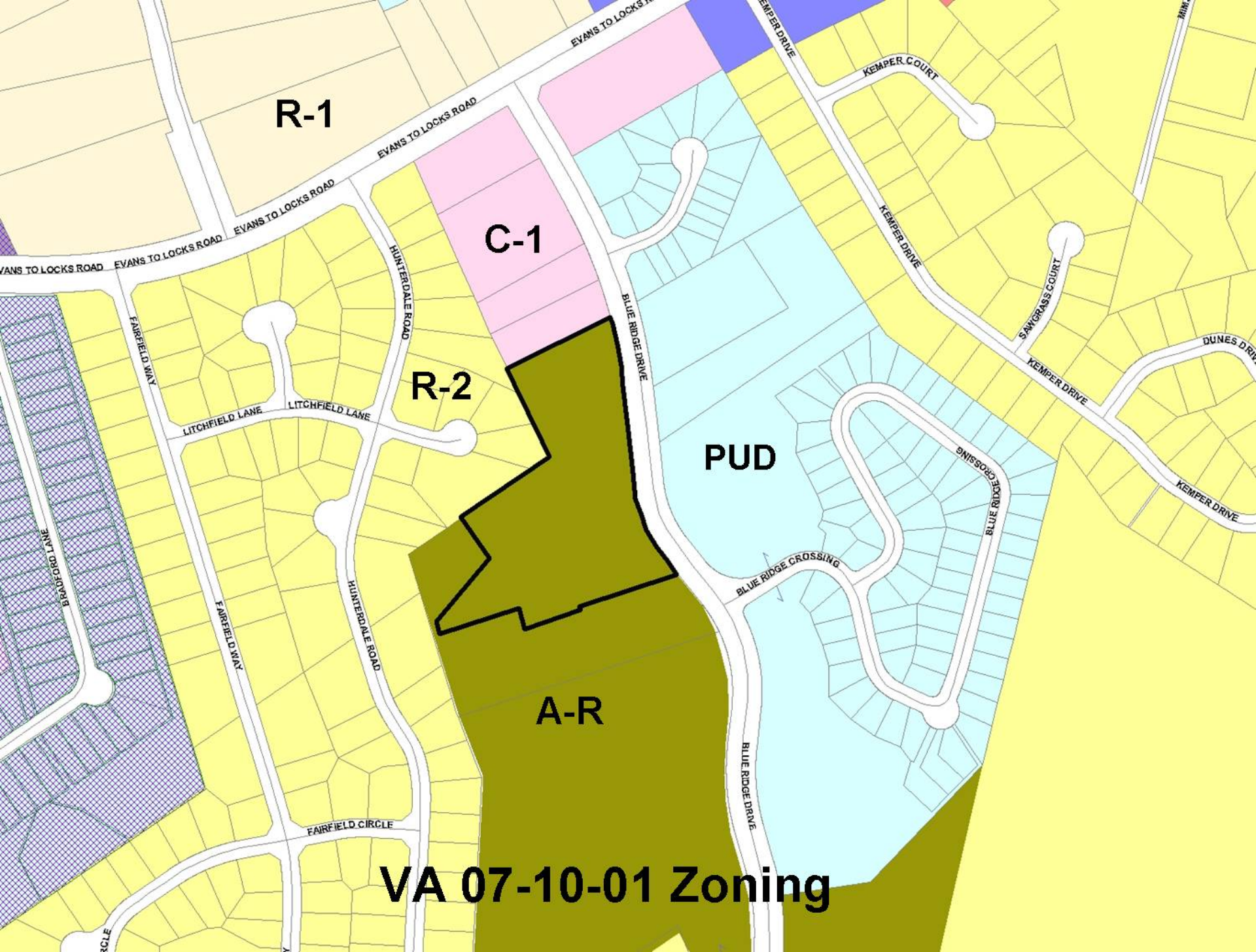


FILE #:

DATE RECEIVED

Wisteria Place Townhouse Development

Wisteria Place is a proposed residential townhouse development to be located on Blue Ridge Drive approximately 634 feet from the intersection with Evans to Locks Road in Columbia County, Georgia. This site is zoned AR (Apartment Residential) and is approximately 6.27 acres in size. Due to the many encumbrances of the property, we are requesting a variance to reduce the setback from the centerline of the proposed road from 75' to 42' on both sides of the road. The restrictive features of the property driving our request include, state waters and wetlands to the west and southeast, and a 210' Georgia Power easement to the north. A reduction of the setback would allow sufficient area for the townhouse development to proceed. Our original variance request (approved November 7, 2006) was submitted with a layout sketch indicating a proposed front interior setback of 42' on one side of the proposed road and 24' on the other. The new layout shows a 42' setback on each side of the road.



R-1

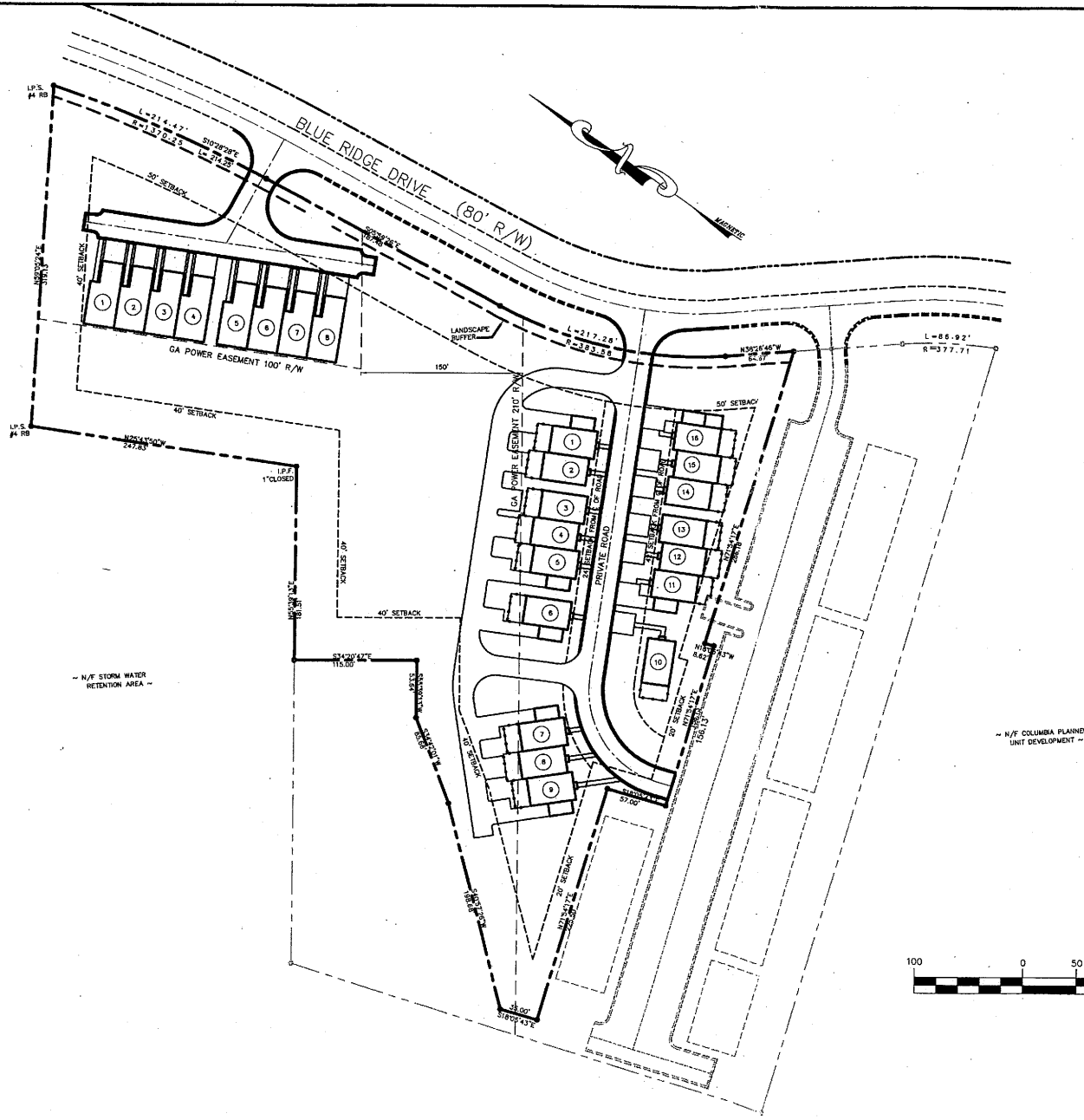
C-1

R-2

PUD

A-R

VA 07-10-01 Zoning



REV	DESCRIPTION	DATE
A	PRELIMINARY PROPOSAL FOR REVIEW	6/12/2006
B	PRELIMINARY PROPOSAL FOR SECOND REVIEW	9/29/2006

BLUE RIDGE APARTMENTS
COLUMBIA COUNTY, GEORGIA

PRELIMINARY LAYOUT



VARIANCE

October 04, 2007

FILE: VA 07-10-01

Property Information	
Tax ID	Tax Map 078 Parcel 115A
Location/address	Blue Ridge Drive
Parcel Size	5.96 acres
Current Zoning	A-R (Apartment Residential)
Existing Land Use	Undeveloped
Proposed Land Use	Townhomes
Request	Variance Section 90-53, Lot and Structure Requirements, Minimum Front Setback from Street Centerline
Commission District	District 1 (Thigpen)
Recommendation	Approve

Summary and Recommendation

Vince Grote, owner, and Darrel Horton, applicant, request a 33 foot front yard variance for property located on Blue Ridge Drive approximately 0.2 mile from its intersection with Evans to Locks Road.

The parcel is irregular in shape, and has a large Georgia Power easement that bisects the property. The requested variance is to reduce the front building setback from the required 75 feet to 42 feet. Because of the presence of a very large Georgia Power easement and state waters, only about 20% of the entire site is usable; in order for the property to be developed, a variance would have to be granted from the required 75' front minimum building line. The street in question is a private street.

Staff also believes the 75 foot front setback for a non arterial or collector street is excessive for town homes. In fact, the tendency is to pull town homes more toward the street and have the more usable outdoor space toward the rear of the property. In any case a 75 foot setback is excessive. The better solution to this problem is an amendment to the zoning ordinance setback requirements and staff will be working on such an amendment. Meanwhile, the variance for this property is appropriate because of the power easements and state waters that render a major portion of the property as unusable.

Interdepartmental Review Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm for commercial use. If usage is residential, no detention is required. On-site storm water detention will be required.



VARIANCE

October 04, 2007

FILE: VA 07-10-01

Comments

Water and Sewer: County water is available on a ten inch line located on Blue Ridge Drive. County sewer is available an eight inch line located on Blue Ridge Drive. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Criteria for Evaluation of Variance Request

Criteria Point	Comment
There are special circumstances or conditions unique to the property that do not generally apply in the district.	The property is irregular in shape and is encumbered with a large Georgia Power easement and state waters.
The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.	There is loss of beneficial use of the property in that 50 percent of the property is encumbered with a power easement. Another sizeable portion of the property cannot be built upon due to state waters and setback requirements.
Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.	There are no topographical conditions peculiar to this property that cause hardship to the land owner. However the shape of the property does cause some hardship.
If granted, the variance shall be in harmony with the general purpose and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.	The granting of this variance would be in harmony with the intent of the chapter.
In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance	This application meets this requirement.



VARIANCE

October 04, 2007

FILE: VA 07-10-01

When recommending a variance, the planning commission, or the board of commissioners, may establish reasonable conditions concerning the use of the property and may establish an expiration date for such variance

The variance is recommended by staff with no additional conditions or limitations.

